



**QUICK & CLARKE**  
The Property Specialists

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**56 Wolfreton Lane, Willerby HU10 6PT**  
**£399,950**

- Semi-detached family house
- Beautifully transformed by the current owners
- Four bedrooms - three of which are fitted
- Luxury four piece bathroom
- Lounge
- Stunning living dining kitchen
- Utility room
- Beautiful gardens with hot tub and summerhouse
- Driveway and garage
- Council tax band D. EPC rating awaited.

Located within this highly regarded residential area, we are delighted to present to the market what can only be described as a truly exceptional property. The property has been transformed by the current owners to provide contemporary spacious family living at its very best.

Enjoying uPVC double glazing and gas central heating, the beautifully presented accommodation enjoys entrance hallway, lounge, stunning living dining kitchen with a host of built-in appliances and bifold doors, with separate utility room. To the first floor there are three bedrooms, all of which are fitted, and a beautiful four piece bathroom, with the fourth bedroom located on the second floor. There is also a networked ceiling-mounted speaker system to the kitchen, living room, bathroom and bedrooms.

The gardens are superbly tended with a summerhouse which has been converted to an entertainment bar. The raised patio terrace leads to the pergola covering the hot tub. The rear garden provides great outdoor family space! With air conditioning in the main Bedroom and solar panels, this property is a great choice! Simply ready to key turn and move into this stunning family home awaits its new owners.

A private block sett driveway provides off street parking to the front and side and leads down to the Detached Garage with garden room to rear.

## LOCATION

Wolfreton Lane is a popular residential area located off Kingston Road and lying within the Wolfreton School catchment area. Lying close to the local amenities and facilities that both Willerby, Kirk Ella and Anlaby have to offer. Lying close by to nearby motorway access via the A63/M62 and further trunk routes over the Humber Bridge. Willerby lies only 5.5 miles from the city centre of Hull and 6.5 miles from the historical market town of Beverley.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

A composite door with glazed inserts leads into:

### ENTRANCE HALLWAY

Staircase leading to the first floor accommodation with two understairs storage cupboards, one of which houses the utility meters.

### LOUNGE

15'5 into bay x 13'11 (4.70m into bay x 4.24m)  
uPVC double glazed walk-in bay window to the front elevation. Recessed fireplace with Italian tiled back and log burner, and TV aerial point.

### LIVING DINING KITCHEN

20' decreasing to 18'4 x 20'7 max (6.10m decreasing to 5.59m x 6.27m max)  
Velux roof windows and bifold doors leading out into the rear garden, uPVC double glazed window to the side elevation and further door leading out to the rear garden. There is an island separating the living dining area from the kitchen. An extensive range of contemporary shaker base and wall units in two-tone grey, range cooker with oversized extractor. Integrated dishwasher, wine cooler, microwave and fridge freezer, tiled floor and underfloor heating. The living dining area has carpeted floor and a recessed fireplace with Italian tiled back and log burner.

### UTILITY ROOM

uPVC double glazed window to the side elevation, fitted base and wall cupboards with sink unit, space and plumbing for washing machine and tumble dryer, gas central heating boiler.

### FIRST FLOOR LANDING

Enclosed fixed staircase leading to the second floor.

### BEDROOM 1

15'9 into bay x 12'8 (4.80m into bay x 3.86m)  
uPVC double glazed walk-in bay window to the front elevation, air conditioning unit and fitted wardrobes.

### BEDROOM 2

13'3 decreasing to 10' x 9'10 to wardrobes (4.04m decreasing to 3.05m x 3.00m to wardrobes)  
uPVC double glazed bay window to the rear elevation with fitted storage cupboards and wardrobes.

### BEDROOM 4

8'9 into bay x 5'10 to wardrobes (2.67m into bay x 1.78m to wardrobes)  
uPVC double glazed window to the front elevation and modern fitted wardrobes.

## BATHROOM

9'1 x 8'5 (2.77m x 2.57m)  
Stunning four piece white suite enjoys pod bath with central taps, low level WC, wash basin in vanity and large walk-in shower area. Beautiful Italian style tiling to walls and towel radiator. uPVC double glazed windows to the rear and side elevations.

## SECOND FLOOR

### BEDROOM 3

13'10 x 11'10 (4.22m x 3.61m)  
Having been converted from the loft with Regulations and having two Velux roof windows.

## EXTERNAL

To the front and side of the property there is private parking for several vehicles leading down to the detached garage which has up & over door, power and light. Attached to the rear of the garage is a uPVC lean-to garden room.

The rear garden is stunning featuring a lawn and an extensive patio area. There is a hot tub housed under a pergola, and at the head of the garden is a summerhouse which has been converted into a bar and entertainment room having TV aerial point, power and light. The rear garden provides great outdoor space, is beautifully tended and offers a good degree of privacy.

## SERVICES

All mains services are available or connected to the property.

## CENTRAL HEATING

The property benefits from a gas fired central heating system.

## DOUBLE GLAZING

The property benefits from uPVC double glazing.

## TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

## VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

## FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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