





The Property Specialists

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30 Ellerker Rise, Willerby HU10 6EY
Offers in the region of £179,950

- Semi-detached true bungalow
- No chain
- Two bedrooms
- Lounge dining room
- Modern fitted kitchen
- Modern bathroom
- Side driveway and garage
- Superb gardens
- Viewing a must
- EPC: D

Located within this highly regarded residential area, we are delighted to present to the market this aesthetically pleasing semi-detached true bungalow. Brought to the market with no chain, the property offers a blank canvas for a discerning purchaser to add their own design flair within and make an exceptionally beautiful home. The property enjoys uPVC double glazing and gas central heating, and in brief comprises entrance hallway, modern fitted kitchen, spacious lounge dining room, inner hallway, two double bedrooms and modern bathroom with Jacuzzi bath. A side driveway provides ample off-street parking and leads down to a single garage. The rear garden creates the perfect backdrop for enjoying outside living. Viewing is a must to fully appreciate what a genuinely great property this truly is.

LOCATION

Ellerker Rise is located off Well Lane in Willerby and lies within ease of reach of local shops and facilities. Willerby is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway, having fitted cupboard housing the consumer and electric meters. Opening into the kitchen.

KITCHEN

10'1" x 7'8" (3.07m x 2.34m)
uPVC double glazed window to the side elevation and uPVC door with glazed inserts opens onto the side drive. Modern fitted base and wall units with maple style fronts, worksurfaces and tiled splashbacks, sink unit with drainer, hob and single electric oven, space and plumbing for washing machine.

LOUNGE DINING ROOM

15'11" x 11'11" (4.85m x 3.63m)
uPVC double glazed window to the front elevation, fireplace housing living flame gas fire, coving to ceiling. A door leads into the inner hallway.

BEDROOM 1

13'5" to wardrobes by 8'10" (4.09m to wardrobes by 2.69m)
uPVC double glazed window to the rear elevation, full wall of fitted wardrobes with matching overhead units.

BEDROOM 2

10'2" x 9' (3.10m x 2.74m)
uPVC double glazed window to the rear elevation.

BATHROOM

uPVC double glazed window to the side elevation, fully tiled walls with border and decor tiling. Modern three piece suite in white enjoys low level WC, pedestal wash hand basin and Jacuzzi spa bath with shower over.

EXTERNAL

To the front of the property there is open plan garden which is designed for ease of maintenance being majority block sett with planted borders and ornamental brick wall. Double wrought iron gates to the side of the bungalow give access to a driveway which leads down to a single garage with up & over door.

The rear garden is well maintained and features gated access to the driveway, designed for ease of maintenance with well-stocked established planted borders.

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 to be Freehold (to 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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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