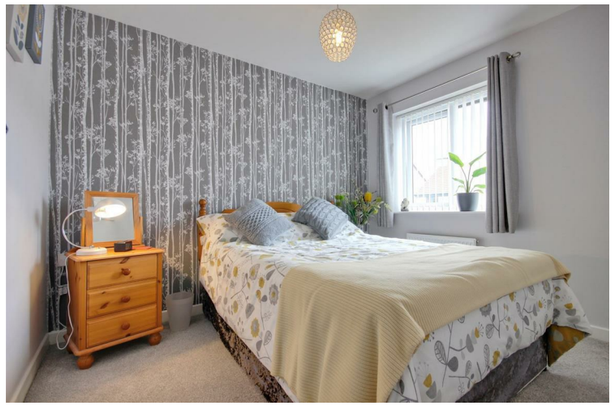

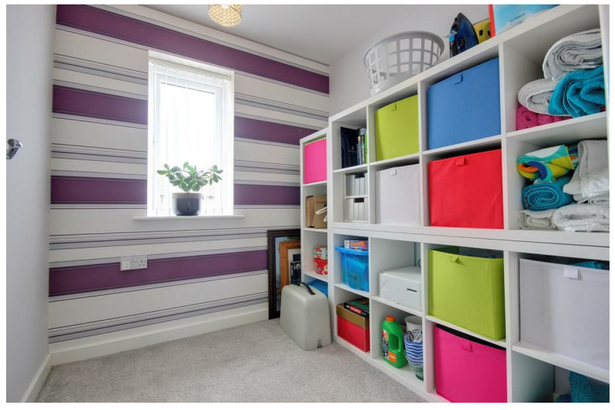

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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The Property Specialists

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Offers Over £158,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Immaculately presented
- Three bedrooms
- Well proportioned throughout
- Gorgeous rear garden
- Off-street parking on private drive
- Overlooking allotments
- Modern kitchen & bathrooms
- Downstairs cloakroom
- EPC Rating: B

A beautifully proportioned and well looked after modern house occupying a superb position overlooking allotments and with lovely landscaped gardens to both front and rear. Having the benefit of a private drive and modern kitchen and bathrooms, this property is sure to impress.

With two double bedrooms and a well proportioned living room, viewing is highly recommended.

LOCATION

The property occupies a superb position overlooking allotments and situated on this popular modern development on the Western side of Hawthorn Avenue. In a convenient position to access the amenities both on Anlaby Road and Hessle Road, the property also lies in the catchment area of Wheeler Primary School which is positioned close by.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

3'7" x 7'4" (1.09m x 2.24m)
Modern composite front door with glass panel, beautiful porcelain tiled floor which continues through to the kitchen and cloakroom. Stairs to the first floor accommodation.

CLOAKROOM

4'9" x 3'3" (1.45m x 0.99m)
Two piece sanitary suite comprising vanity hand wash basin, close coupled w.c., tiled splashbacks and window to the front elevation.

LIVING ROOM

14'8" x 11'7" (4.47m x 3.53m)
Positioned to the rear of the property and overlooking the garden this dual aspect room has beautiful proportions. With engineered oak flooring, the focal point of the room is an electric fire with decorative surround and there are French doors opening onto the garden. Large storage cupboard under the stairs.

BREAKFAST KITCHEN

13'6" x 11'6" (4.11m x 3.51m)
Wall and base storage units with modern laminate work surfaces and ceramic tiled splashbacks, four ring ceramic electric hob with extractor over, integrated oven, dishwasher, fridge freezer and washing machine, stainless steel one and a half bowl sink and drainer, window to front elevation and space for table. There is a continuation of the porcelain tiled floor from the entrance hall.

FIRST FLOOR

LANDING

BEDROOM 1

14'10" x 9'7" (4.52m x 2.92m)
Two windows to the front elevation and built-in cupboard over the stairs.

BEDROOM 2

9'9" x 8' (2.97m x 2.44m)
Window to the rear elevation.

BEDROOM 3

6'5" x 6'8" (1.96m x 2.03m)
Window to the rear elevation.

BATHROOM

8'5" x 5'5" (2.57m x 1.65m)
Three piece sanitary suite comprising close coupled w.c., panelled bath with separate thermostatic shower valve over, pedestal hand wash basin, porcelain tiled floor, partially tiled walls and window to the side elevation.

OUTSIDE

The property is set back from the road with a beautifully tended front garden. With a central lawn, the flower beds which surround it have been laid under decorative slate chippings for ease of maintenance. The flower beds have been planted with lavenders and shrubs and create an attractive frontage to this property. A tarmac drive provides ample parking for two cars and leads down to a timber gate at the side of the property. The parking area could be extended if required.

The rear garden has been landscaped and is beautifully tended. Fenced on three sides for privacy, there is a shaped lawn surrounded by a border of decorative chippings and well stocked flower borders. To one side of the house is a shed for storage.

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).

COUNCIL TAX

The Council Tax Band for this property is Band A.

VIEWING

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

FINANCIAL SERVICES

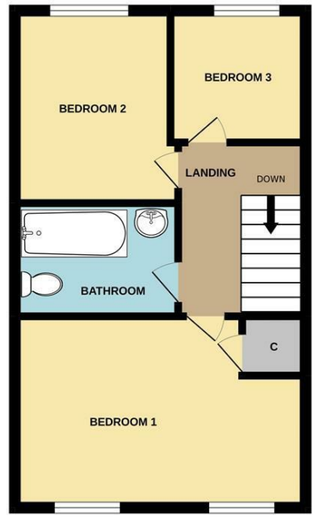
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident 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.

GROUND FLOOR

1ST FLOOR



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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