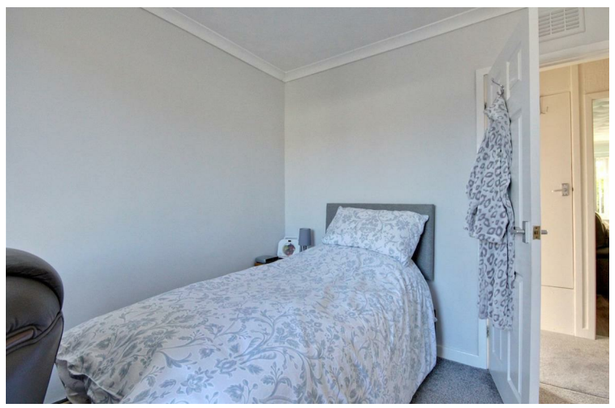

Quick & Clarke
PROPERTY SPECIALISTS

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22 Ganton Way, Willerby HU10 6NJ

Offers in the region of £200,000

Beverley | Cottingham | Hornsea | Willerby

- Semi-detacahed true bungalow
- Beautifully presented throughout
- 2 bedrooms
- Spacious lounge/dining room with fireplace
- Modern fitted kitchen with built-in appliances
- Modern shower room
- Side driveway & garage
- Beautiful garden with summer house
- No Chain
- EPC Rating: Awaited; Council Tax Band: C

Located within this highly popular residential area, we are delighted to offer this beautifully presented, semi-detached true bungalow. Enjoying uPVC double glazing and gas central heating, the property enjoys Entrance Hall, Modern Kitchen, Spacious Lounge Dining Room, Inner Hallway with Two Bedrooms and a Modern Shower Room. The property also benefits from having solar panels.

The gardens are well tended and benefit from a timber summer house and garden shed. A side driveway provides off-street parking and leads to the single garage.

Simply ready to key turn and enjoy living here, a viewing is an absolute must!

LOCATION

Ganton Way is located off Blackthorn Avenue and Kingston Road and provides ease of access to the amenities that Willerby has to offer.

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

A white uPVC door with glazed inserts and side window leads into:

ENTRANCE HALLWAY

Sliding fitted cupboards providing hanging and storage facilities and housing utility meters. Opening to:

KITCHEN

10'2" x 7'6" (3.10m x 2.29m)
uPVC double glazed window to the side elevation, fitted base and wall units in ivory with contrasting work surfaces and coordinating tile splashbacks, stainless steel gas hob with stainless steel splashback and stainless steel chimney extractor, single stainless steel oven, space and plumbing for washing machine, one and a quarter bowl sink unit with drainer and mixer taps, space for fridge freezer and tile effect wood lamiante flooring.

LOUNGE/DINING ROOM

16'10" x 11'3" (5.13m x 3.43m)
uPVC double glazed window to the front elevation, attractive wood laminate flooring, modern fire surround with electric flame effect fire and TV aerial point. Door into:

INNER HALLWAY

Good size storage cupboard.

BEDROOM 1

13'11" x 8'6" (4.24m x 2.59m)
uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

10'8" x 8'6" (3.25m x 2.59m)
uPVC double glazed window and door to the rear garden. Fitted wardrobe providing hanging and storage facilities.

SHOWER ROOM

6'11" x 5'4" (2.11m x 1.63m)
uPVC obscure glazed window to the side elevation, fully tiled walls in two tone tiling with feature border and intermittent decor tiles, modern three piece suite in white comprising pedestal wash hand basin, low level w.c. and independent shower cubicle with shower seat. Extractor.

OUTSIDE

To the front of the property there is an attractive planted garden with an array of shrubs providing a kaleidoscope of colour and texture. A side driveway provides off-street parking for several vehicles and wrought iron gates open onto additional parking leading down to the single brick built garage. The garage has up-and-over door, power and light.

The rear garden is designed for ease of maintenance having an extensive patio area with dwarf wall, leading to a planted area with timber fencing, garden shed and timber summer house. The rear garden offers a good degree of privacy.

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.

AGENT'S NOTE

We are informed that the solar panels on the roof to the front of the property are owned and have the benefit of a feedback tariff. Further information to be confirmed.

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

GROUND FLOOR

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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