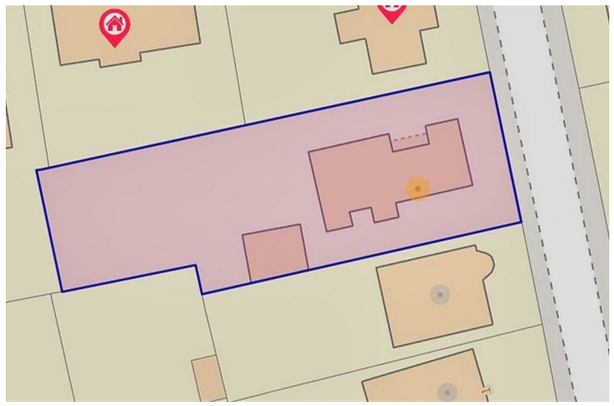

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QUICK & CLARKE

The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

5 Ash Grove, Willerby HU10 6JH

Guide Price £380,000

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- Imposing Detached Bungalow
- No forward chain
- An abundance of superb features
- Three bedrooms
- Bathroom and scope for an en-suite
- Two reception rooms
- Breakfast kitchen & utility room
- Good size West facing garden
- Ample driveway & larger than average garage
- EPC: E

Located in one of the most sought after residential areas and presented to the market with no forward chain, we would be delighted to show you around this exceptional detached bungalow. Having been owned for many years by the same family this home is now waiting for its next chapter and its new family. With over 1,400 square feet the property has an abundance of beautiful original features.

A welcoming entrance hallway with oak woodwork, including some superb carvings to the balustrade, a lounge which measures over 28 feet in length and has great views over the rear garden, a dining/day room with walk-in bay window, and breakfast kitchen with utility off. There are TWO DOUBLE fitted bedrooms (principal bedroom lends itself to having an en-suite added), family bathroom and a further bedroom to the first floor. The large west facing garden provides superb outdoor space and a side driveway provides ample off street parking and leads to the detached larger than average garage with electric door.

This is a rare opportunity to acquire such a splendid home and an early viewing is a must!

LOCATION

Ash Grove is located between Carr Lane and Hawthorne Avenue, ideally positioned for access to Willerby. 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

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway. A beautiful oak staircase with balustrade features lovely carvings and provides access to the first floor accommodation, with storage cupboard beneath.

LOUNGE

28'6 x 11'8 plus bay (8.69m x 3.56m plus bay)
uPVC double glazed French doors opening out into the rear garden and bay window to the side elevation. White fireplace with granite back and hearth incorporating an electric fire, and TV aerial point. Double oak doors lead into:

DINING / DAY ROOM

16'11 into bay x 10'4 (5.16m into bay x 3.15m)
Bay window overlooking the driveway with a southerly aspect. A most useful room which could be used as a formal dining room or family day room.

BREAKFAST KITCHEN

15'9 x 12'4 (4.80m x 3.76m)
Windows to the rear and side elevations. An extensive range of traditional oak base and wall units with worksurfaces and tiled splashbacks, stainless steel sink unit with drainer and mixer tap along with provision for cooking. Integrated dishwasher and fridge freezer, hob and double oven. Breakfast bar and tiled floor. A door leads into:

UTILITY ROOM

7' x 3'10 (2.13m x 1.17m)
Window to the side elevation, space and plumbing for washing machine.

BEDROOM 1

19'4 x 12'4 max (5.89m x 3.76m max)
(19'4 x 12'4 decreasing to 10'4 to wardrobes) Bow windows to the front and side elevations. A host of fitted wardrobes provide hanging and storage facilities. The side of the bedroom which adjoins the bathroom was originally a small shower room and could easily be adapted to provide an en-suite, subject to regulations.

BEDROOM 2

11'3 x 11'7 plus bay (3.43m x 3.53m plus bay)
Bay window to the side elevation and two arched windows to the front. Fitted wardrobes provide hanging and storage facilities.

BATHROOM

8'11 x 7'8 (2.72m x 2.34m)
Window to the side elevation. Four piece suite enjoys panelled bath, pedestal wash hand basin, bidet and low level WC, with tiled splashbacks to wet areas.

FIRST FLOOR

BEDROOM 3

20'2 x 11'10 decreasing to 5'8 (6.15m x 3.61m decreasing to 1.73m)
Window to the front elevation, fitted wardrobes providing hanging and storage facilities. There is also a door leading into the eaves.

OUTSIDE

The front garden is attractively maintained and provides various planted areas. There is side gated pedestrian access leading to the main door and gated access to the rear garden. To the left hand side there is an extensive driveway providing ample off street parking and leading to the garage.

The rear good sized west facing garden is predominantly laid to lawn and offers a relatively good degree of privacy, providing great outdoor space.

GARAGE

20'6 x 15'11 (6.25m x 4.85m)
Electric up & over door, power and light, side personnel door leading into the rear garden.

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 part 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 F.

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

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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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.