



QUICK&CLARKE
The Property Specialists

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21 Oaklands Drive, Willerby HU10 6BJ
Offers Over £265,000

- Link detached family home
- Transformed by the current owners
- Beautifully presented throughout
- Two receptions and conservatory
- Superb contemporary breakfast kitchen
- Three bedrooms
- Modern first floor bathroom
- Well-tended gardens
- Block sett driveway and integral garage
- Council tax band D. EPC rating D.

Located within this highly desirable residential area and having been transformed by the current owner to provide a superb modern family home, the property enjoys uPVC double glazing and gas central heating.

On entering the well-presented accommodation you'll find entrance hall with downstairs cloakroom, two reception rooms, conservatory with glass roof enjoying splendid views over the rear garden, and a contemporary breakfast kitchen with built-in appliances. To the first floor there are three bedrooms and a superb modern bathroom. The gardens are well-tended and provided great outdoor space. To the front of the property is a block sett driveway providing parking for several vehicles and leading to the integral garage.

It goes without saying that viewing is a definite must.

LOCATION

Oaklands Drive is located off Beverley Road in 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

A black composite door with glazed inserts leads into:

ENTRANCE HALLWAY

Having staircase leading to the first floor accommodation.

DOWNSTAIRS CLOAKROOM

Two piece white suite has low level WC and pedestal wash basin, uPVC double glazed window to the front elevation.

LOUNGE

13'6 max x 13'4 max (4.11m max x 4.06m max)
uPVC double glazed window to the front elevation and TV aerial point. An arch leads into:

DINING ROOM

9'8 x 7'8 (2.95m x 2.34m)
Sliding patio doors into the conservatory and wood laminate flooring.

CONSERVATORY

10'5 x 10'5 (3.18m x 3.18m)
Being of a uPVC and brick construction with glass roof. uPVC double glazed French doors lead out into the rear garden. This area provides a superb extra reception room and enjoys lovely views over the garden.

BREAKFAST KITCHEN

16'7 x 9'5 (5.05m x 2.87m)
uPVC double glazed window and French doors to the rear garden. An extensive range of contemporary anthracite grey gloss soft-close base and wall units with worksurfaces and tiled splashbacks along with breakfast bar. Double electric fan oven with ceramic hob and chimney extractor, integrated dishwasher, space for fridge freezer and sink unit with drainer.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation.

BEDROOM 1

10'3 plus doorwell x 10'2 (3.12m plus doorwell x 3.10m)
uPVC double glazed window to the front elevation and full wall of fitted wardrobes.

BEDROOM 2

11'3 x 10'3 plus doorwell (3.43m x 3.12m plus doorwell)
uPVC double glazed window to the rear elevation.

BEDROOM 3

7'8 x 7'5 (2.34m x 2.26m)
uPVC double glazed window to the rear elevation.

BATHROOM

Contemporary three piece white suite enjoys wash basin set in modern vanity unit providing storage and shelving, low level WC and curved bath with shower over. Tiling to wet areas and uPVC double glazed window to the rear elevation.

EXTERNAL

To the front of the property is block sett parking for several vehicles leading to the integral garage.

The rear garden is well-tended featuring a vast lawn with patio area and established borders.

GARAGE

16'5 x 7'5 (5.00m x 2.26m)
Up & over door, power and light, personnel door leading into the kitchen. There is also plumbing within for a washing machine.

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.