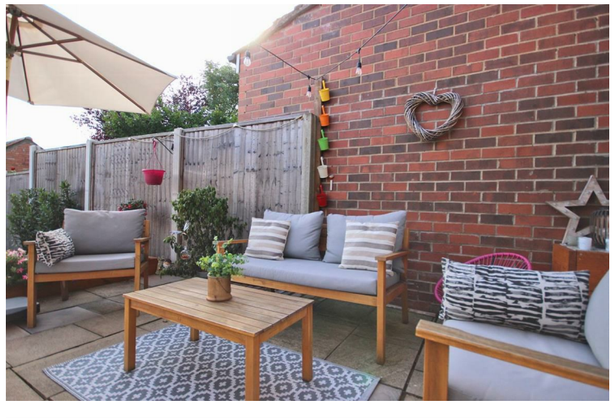
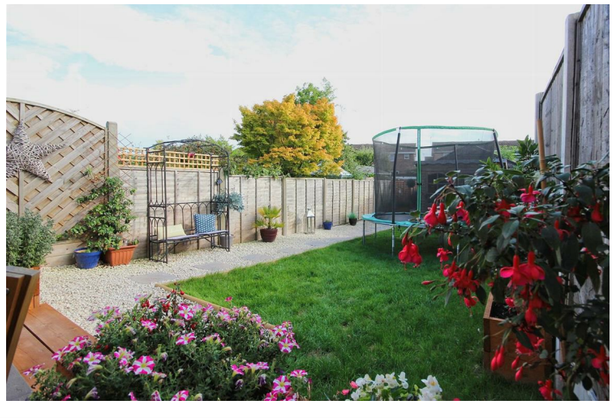

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QUICK&CLARKE
The Property Specialists

1 The Square, Willerby,
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Tel: 01482 651155 | Email: willerby@qandc.net
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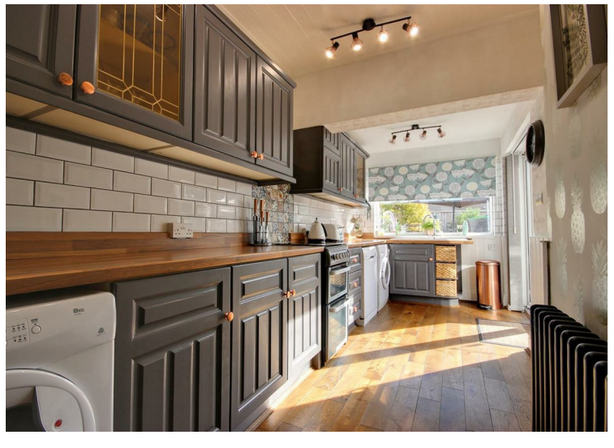


292 Kingston Road, Willerby HU10 6ND

Offers Over £220,000

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

- Beautiful three bed house
- Southerly facing garden
- Two reception rooms
- Immaculately presented throughout
- Great school catchment
- Off-street parking & garage
- EPC: D

One of the most attractive properties of this type we have seen in recent years. Immaculately presented and with well proportioned accommodation, the property also benefits from off-street parking to the front and a Southerly facing rear garden with generously sized garage. With an attractively appointed kitchen and stunning four piece bathroom, only by viewing will you appreciate what this property has to offer.

LOCATION

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

15'3" x 5'4" (4.65m x 1.63m)
Modern composite front door with frosted glass panels, engineered oak flooring, modern cast iron radiator and stairs to the first floor accommodation with storage cupboards under.

LIVING ROOM

15'1" into bay x 11'10" (4.60m into bay x 3.61m)
A very well proportioned room with a most attractive stone fireplace housing a gas living flame fire. Bay window to the front elevation.

SITTING ROOM/DINING ROOM

15'7" x 11'4" reducing to 9'5" (4.75m x 3.45m reducing to 2.87m)
A further generously sized reception room allowing flexibility of use and with patio doors opening onto the Southerly facing garden and useful hatch through to the kitchen. A continuation of the engineered oak flooring.

KITCHEN

18'9" x 7'9" (5.72m x 2.36m)
An attractively appointed kitchen offering a generous range of wall and base storage units with contrasting butcher's block work surfaces, beautiful tiled splashbacks, porcelain sink and drainer, hob and oven, space and plumbing for dishwasher, washing machine and upright fridge freezer, continuation of the engineered oak flooring, window to the rear elevation and patio doors opening onto the garden.

FIRST FLOOR

LANDING

BEDROOM 1

15'3" x 9'7" to cupboards (4.65m x 2.92m to cupboards)
A range of built-in wardrobes and window to the rear elevation.

BEDROOM 2

15'1" x 11'1" (4.60m x 3.38m)
Bay window to the front elevation and Victorian style cast iron fireplace.

BEDROOM 3

8'6" x 6'3" (2.59m x 1.91m)
Cast iron radiator and window to the front elevation.

BATHROOM

8'10" x 6'1" (2.69m x 1.85m)
A stunning four piece sanitary suite comprising contemporary style roll top bath, low level w.c., pedestal hand wash basin, corner shower enclosure, contemporary style tall radiator, beautifully tiled splashbacks and window to the rear elevation.

OUTSIDE

To the front of the property is a resin drive which provides ample parking for two cars.

The rear garden is Southerly facing with a patio area adjacent to the kitchen and sitting room/dining room with two steps down to the lawn. A decorative gravelled path leads to a summer house and large garage. To one side of the garage is a timber gate that provides access onto the tenfoot which also provides the vehicular access to the garage.

GARAGE

22'5" x 11'1" (6.83m x 3.38m)
A generously sized garage with up-and-over door. Supplied with light and power and with a window to one side.

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.

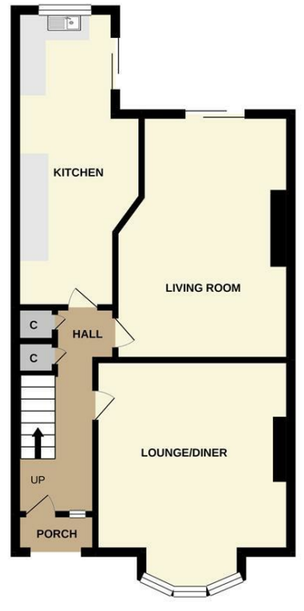
FINANCIAL SERVICES

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.

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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