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

QUICK & CLARKE

The Property Specialists

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154 Well Lane, Willerby HU10 6HT

£330,000

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- Semi-detached property
- Deceptively spacious throughout
- Fully refurbished
- Four double bedrooms
- Two bathrooms
- Lounge and conservatory
- Contemporary breakfast kitchen
- South facing garden
- Driveway & garage
- EPC Rating: Awaited; Council Tax Band: C

Located within this ever popular residential area, and presented to the market with no onward chain, we are delighted to offer this exceptionally well-presented and deceptively spacious, semi-detached property. Having been transformed by the current owners to provide a high standard of accommodation with entrance porch, entrance hallway, lounge, two double bedrooms, both of which are fitted, modern four piece bathroom, modern breakfast kitchen with built-in appliances, and conservatory enjoying a Southerly aspect over the rear garden. To the first floor there are a further two double bedrooms and a modern shower room. With a block sett driveway providing off-street parking for several vehicles, a single integral garage and low maintenance South facing garden this property truly warrants an internal viewing to aprpreciate what an exceptional property it really is.

LOCATION

Well Lane is located in the heart of Willerby and connects Main Street to The Parkway, with a good range of local amenities and facilities close by.

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 uPVC glazed sliding door leads from the side of the property into:

ENTRANCE PORCH

Door leading into:

ENTRANCE HALLWAY

Attractive wood laminate flooring.

LOUNGE

17'5" x 11'10" (5.31m x 3.61m)
uPVC double glazed picture bay window to the front elevation, wood laminate flooring and fire surround with marble back and hearth and electric flame effect fire. TV aerial point.

BREAKFAST KITCHEN

14'11" x 9'11" maximum (4.55m x 3.02m maximum)
uPVC double glazed window and door opening out into the conservatory, an extensive range of white gloss base and wall units with work surfaces and superb contemporary Aquaboard splashbacks, breakfast bar, stainless steel single electric Neff oven with gas hob and extractor, space and plumbing for fridge freezer, space and plumbing for washing machine, and sink unit with drainer. TV aerial point.

CONSERVATORY

12'2" x 9'4" (3.71m x 2.84m)
Being of a uPVC and brick construction with glass roof and French doors leading out into the rear garden. TV aerial point.

BEDROOM 4

9'6" x 8'10" (2.90m x 2.69m)
uPVC double glazed window to the rear elevation and modern slide robes providing hanging and storage facilities. TV aerial point.

BEDROOM 1

9'11" plus doorwell x 9'10" (3.02m plus doorwell x 3.00m)
uPVC double glazed window to the front elevation, modern slide robes providing hanging and storage facilities and wood laminate flooring. Over head units and dressing table. TV aerial point.

BATHROOM

8'11" x 6'3" (2.72m x 1.91m)
uPVC double glazed windows to the rear elevation, modern four piece suite in white comprising panelled bath, wash hand basin set in vanity unit, low level w.c. and independent shower cubicle, fully tiled to splashbacks with feature border tiles and tiled floor.

INNDER HALLWAY

Staircase with spindle balustrade leading to the first floor accommodation and access to understairs storage cupboard.

FIRST FLOOR

LANDING

Cupboard with access to eaves and a recessed storage area.

BEDROOM 2

14'11" maximum x 14'10" maximum (4.55m maximum x 4.52m maximum)
uPVC double glazed window to the rear elevation, recessed storage area and cupboard housing the gas central heating boiler.

BEDROOM 3

18'2" maximum x 9'11" decreasing to 7'3" (5.54m maximum x 3.02m decreasing to 2.21m)
uPVC double glazed window to the rear elevation. Walk in wardrobe with hanging facilities.

SHOWER ROOM

Modern three piece suite in white comprising independent shower cubicle, wash hand basin set in vanity unit, low level w.c., Aqua boarding to cubicle areas and extractor.

OUTSIDE

To the front of the property there is a brick wall and a side gate providing access to the rear. A block sett driveway provides off-street parking for several vehicles and leads to the single garage with electric up-and-over door, power and light.

The South facing rear garden is designed for ease of maintenance with a patio and decked seating area, well maintained lawn. There is a timber shed and further composite shed. There is also an enclosed area for wheelie bins.

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

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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