



**QUICK & CLARKE**  
The Property Specialists

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**10 King Charles Close, Willerby HU10 6LQ**  
**£195,000**

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

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- Extended including loft room
- Immaculately presented throughout
- Modern kitchen & bathroom
- Recently refitted boiler
- Off-street parking & garage
- No onward chain
- EPC: Awaited

Extended to create a fabulous loft room, this beautifully presented three bedroom house has been recently updated with a stunning kitchen and bathroom. Boasting a conservatory in the Southerly facing and landscaped garden, the property also has off-street parking and a garage. Situated convenient for the amenities of Willerby and Kirk Ella, the property is also offered with no onward chain.

#### LOCATION

The property is located on the South side of the cul-de-sac forming King Charles Close which is accessed off Ashdene Close via Gorton Road. Lying close to Haltemprice sports Centre, the property is also in a convenient location for accessing the amenities on offer both in Willerby and Kirk Ella, with pedestrian access to Springhead Primary School.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

5'8" x 4'5" (1.73m x 1.35m)

Modern uPVC front door with ornate glass panels and matching windows to either side. Stairs to the first floor accommodation.

##### LIVING ROOM

16'10" x 11'10" (5.13m x 3.61m)

A very well proportioned light and bright room courtesy of the two windows to the side elevation and further window to the front elevation, decorative fireplace, TV mounting on wall, cupboard under the stairs and laminate flooring.

#### DINING KITCHEN

11'9" x 10'2" (3.58m x 3.10m)

A recently fitted and modern kitchen offering a good range of wall and base storage units with gloss white fronts, moulded Corian work surfaces with recessed one and a half bowl sink and in-built drainer, ceramic tile splashbacks, four ring stainless steel gas hob with matching canopy extractor over, integrated NEFF oven, washing machine, fridge and dishwasher, porcelain tile floor, cupboard housing the Worcester Bosch boiler fitted in 2017, space for a table, uPVC glass panelled door onto the driveway and further glass panelled door into the conservatory.

#### CONSERVATORY

10'2" x 9'9" (3.10m x 2.97m)

Door onto the garden and a continuation of the porcelain tile floor from the dining kitchen.

#### FIRST FLOOR

##### LANDING

Cupboard housing the hot water tank.

##### BEDROOM 1

11'8" x 10'3" (3.56m x 3.12m)

Window to the rear elevation and stairs leading up to bedroom 3/loft room.

##### BEDROOM 2

10'7" x 9'8" (3.23m x 2.95m)

Window to the front elevation.

##### BATHROOM

6'9" x 6'3" (2.06m x 1.91m)

A modern and attractive bathroom with a three piece sanitary suite comprising panelled bath with Aqualisa power shower above, pedestal hand wash basin, close coupled w.c., porcelain tile floor, ceramic tiles to walls, window to side elevation and heated towel rail.

##### BEDROOM 3/LOFT ROOM

9'11" x 9'2" (3.02m x 2.79m)

An attractive room with window to the side elevation and further Velux skylight having a Southerly aspect.

#### OUTSIDE

The property has an open plan lawn to the front with a tarmac drive leading through double wrought iron vehicular gates to the side of the property.

#### GARAGE

17'11" x 8'4" (5.46m x 2.54m)

Detached from the house with up-and-over door, side courtesy door onto the garden and window to the side elevation. Supplied with light and power.

#### REAR GARDEN

Accessed through a timber gate from the driveway, the rear garden is Southerly facing and has been landscaped for ease of maintenance. With a seating area behind the garage, the mature hedge to the rear provides an excellent level of privacy.

#### 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.

#### COUNCIL TAX

The Council Tax Band for this property is Band C.

#### 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 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.



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. Made with Metroplex C0021