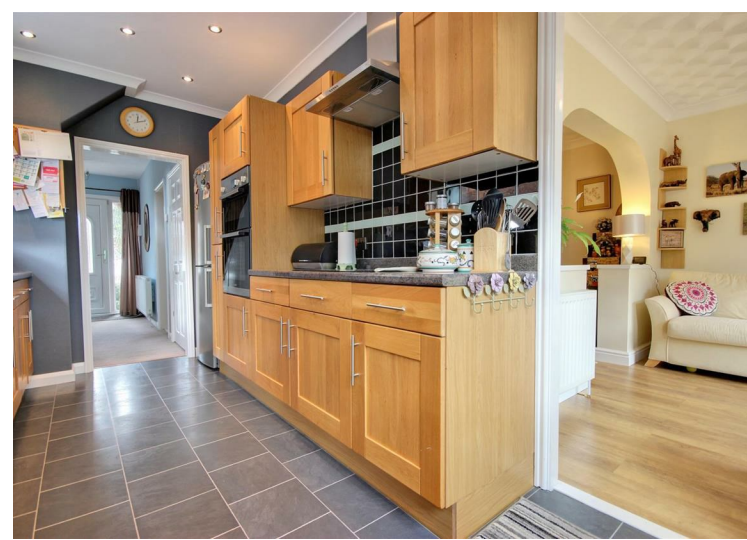




QUICK & CLARKE
The Property Specialists

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19 Gorton Road, Willerby HU10 6LU
£279,950

- Beautiful extended family house
- Light, bright and homely
- Three receptions/Three bedrooms
- Modern kitchen and bathroom
- Large garage and workshop
- No onward chain
- EPC D

Situated in this convenient and much sought after location, this fabulous family house has been much loved and extended over time to provide a home with great flexibility of living space. With three reception rooms, the property also has three good sized bedrooms, and benefits from a modern kitchen and bathroom. Outside there is a generous sized garden and large garage with workshop to the rear. Offered with no onward chain, viewing is highly recommended.

LOCATION

The property is located on Gorton Road which links Kingston Road with Beverley Road. This convenient location provides ease of access to the broad array of amenities on offer close by, including the highly regarded Wolfreton School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13' x 5'11 (3.96m x 1.80m)

Modern uPVC front door with ornate glass panel and further ornate glass panel to one side to create a light and bright atmosphere. Stairs to the first floor with storage cupboard under. Please note that this cupboard has plumbing for a WC. Further cloak cupboard with hanging space.

LIVING ROOM

13'4 x 10'11 (4.06m x 3.33m)

A well proportioned room with walk-in bay window to the front elevation. An attractive contemporary style stone fireplace houses a gas living flame fire, timber glass panelled doors open into the sitting room.

SITTING ROOM

12'1 x 11'5 (3.68m x 3.48m)

Allowing flexibility of use and currently used as a dining room, with a fireplace to match that in the living room. A wide archway opens into the garden room.

GARDEN ROOM

10'9 x 9'5 (3.28m x 2.87m)

An extension to the rear of the property offering flexibility of use with patio doors opening onto the decked seating area of the rear garden.

KITCHEN

14'2 x 7'8 (4.32m x 2.34m)

An attractive modern kitchen with oak fronts, laminate worksurfaces and ceramic tiled splashbacks. Four ring electric induction hob with extractor over, Bosch double oven, space and plumbing for washing machine and dishwasher, space for upright fridge freezer, composite 1 1/2 bowl sink and drainer. uPVC door opening onto the rear garden with window to one side and further window to the side elevation.

FIRST FLOOR

LANDING

Window to side elevation, access to the loft which is boarded for storage and is supplied with electric light.

BEDROOM 1

14'4 x 10' (4.37m x 3.05m)

Bay window to front elevation, built-in wardrobes with contemporary style sliding doors.

BEDROOM 2

12'2 x 12'1 (3.71m x 3.68m)

Window to rear elevation.

BEDROOM 3

7'6 x 7'5 (2.29m x 2.26m)

A generous sized single bedroom, window to front elevation.

BATHROOM

8'2 x 7'4 (2.49m x 2.24m)

Modern three piece sanitary suite comprising shower bath with glass screen, vanity hand wash basin and close coupled WC. Tiled splashbacks and window to both rear and side elevations.

OUTSIDE

The property is set back from the road with an area for parking to the front. There are a number of ornamental shrubs and trees which create an attractive frontage and offer a level of privacy to the living room.

The rear garden is generously sized for a property of this type and largely lawned. A decked seating area lies adjacent to the garden room and the kitchen. A central path leads to the rear of the garden where there is a shed and greenhouse positioned behind the garage.

GARAGE AND WORKSHOP

26'5 x 9'3 (8.05m x 2.82m)

A very generous sized garage which has been recently re-roofed with up & over door, supplied with light and power. There are courtesy doors to both the garage and the workshop, with an internal door connecting the two. The workshop measures 7'3 x 9'3.

AGENTS NOTE

The tiled area of the property was re-roofed approximately five years ago.

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 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.
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