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

QUICK&CLARKE
The Property Specialists

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The Maltings Blackthorn Lane, Willerby HU10 6RB

Asking price £225,000

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- Modern semi-detached house
- Remaining NHBC Guarantee
- Beautifully presented throughout
- Three bedrooms
- Two bathrooms
- Modern living dining kitchen with built-in appliances
- Lounge overlooking rear garden
- Superb enclosed rear garden
- Private driveway
- EPC Rating: B Council Tax Band: C

Modern living at its very best. This modern semi-detached property sits in a great position in the heart of Willerby and provides space and versatility for modern family living. Designed with a contemporary finish with stylish elevations throughout with three bedrooms, two bathrooms, living dining kitchen with a host of built-in appliances, lounge overlooking the rear garden, enclosed garden and driveway. Make this your next move.

LOCATION

Blackthorn Lane connects Aston Road and is ideally positioned for all amenities in both Willerby and Anlaby.

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 HALLWAY

16'11" x 6'2" (5.16m x 1.88m)
A composite door leads into the entrance hallway. With staircase leading to the first floor accommodation. Attractive LVT flooring.

DOWNSTAIRS W.C.

Modern two piece suite in white enjoying low level w.c. and pedestal wash hand basin.

LOUNGE

16'6" x 11'6" (5.03m x 3.51m)
uPVC double glazed window to the rear elevation and uPVC double glazed French doors lead out into the rear garden. TV aerial point.

LIVING DINING KITCHEN

16'9" x 9'11" (5.11m x 3.02m)
With uPVC double glazed window to the front elevation. Extensive range of grey Shaker style base and wall units with work surfaces and splashbacks. Integrated fridge freezer. Stainless steel electric oven and gas hob, integrated washing machine and integrated slimeline dishwasher. Sink unit with drainer and mixer.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM 1

12'8" x 9'7" (3.86m x 2.92m)
With uPVC double glazed window to the rear elevation. Sliding door leads into the en-suite

EN-SUITE

Modern three piece suite in white enjoying independent shower cubicle, low level w.c. and pedestal wash hand basin. Extractor and towel radiator.

BEDROOM 2

11'7" x 9'7" (3.53m x 2.92m)
With uPVC double glazed window to the front elevation.

BEDROOM 3

8'6" x 6'7" (2.59m x 2.01m)
With uPVC double glazed window to the rear elevation.

BATHROOM

uPVC double glazed window to the front elevation. Modern three piece suite in white enjoys panelled bath, low level w.c. and pedestal wash hand basin. Splashbacks, extractor and towel radiator.

OUTSIDE

To the side of the property is a private block sett driveway providing off street parking for several vehicles.

Gated entry leads into the southerly facing garden which is predominantly laid to lawn with extensive patio area.

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).

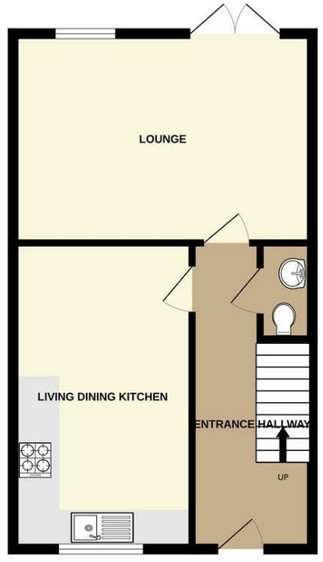
VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

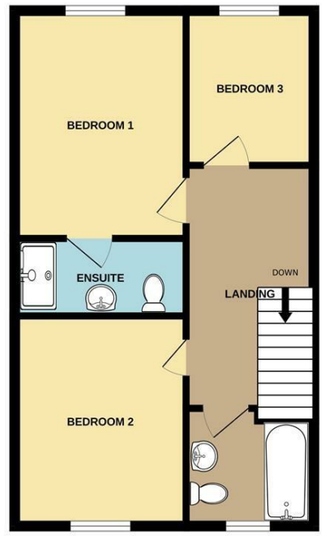
FINANCIAL SERVICES

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



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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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.