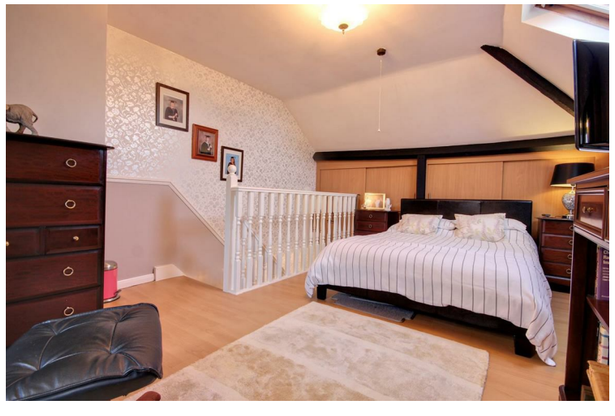

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QUICK & CLARKE

The Property Specialists

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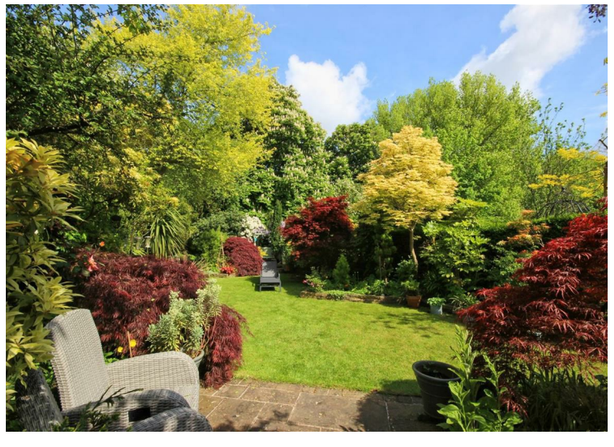

90 Wolfreton Lane, Willerby HU10 6PT

Guide Price £375,000

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- Immaculately presented throughout
- Great flexibility of living space
- Large conservatory
- 2/3 reception rooms
- Modern kitchen and bathrooms
- Master bedroom with en-suite
- Off-street parking and garage
- Sought after leafy location backing onto golf course
- Council tax band D
- EPC rating awaited.

Beautifully updated and enhanced over time, an elegant, traditional semi-detached property, whose frontage belies the size and flexibility of the stunning accommodation within. In a superb position on a leafy thoroughfare and backing onto Springhead golf course, the property has been extended both with the addition of a large conservatory and utility room along with a converted roof space.

Having the benefit of a modern and attractive shower room to the master bedroom, the property has a superb homely feel with a stylish breakfast kitchen and further formal dining room. Boasting off-street parking, garage and beautifully tended, established gardens, viewing is highly recommended.

LOCATION
The property is situated mid-way on Wolfreton Lane, a leafy thoroughfare which links Kingston Road with Carr Lane. In a beautiful position backing onto Springhead Park Golf Course, the property is situated almost opposite Ash Drive allowing for an open aspect view to the front of the property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
5' x 3'11 (1.52m x 1.19m)
uPVC ornate glass panelled front door and tiled floor.

ENTRANCE HALL
15'1 x 8'1 max reducing to 6'11 (4.60m x 2.46m max reducing to 2.11m)
A wide and welcoming entrance hall with an internal uPVC glass panelled front door from the entrance porch, engineered oak flooring, stairs to the first floor accommodation with storage cupboard under.

LIVING ROOM
16'11 into bay x 12'9 (5.16m into bay x 3.89m)
A well-proportioned room with walk-in bay window to the front elevation, the focal point being a gas living flame fire set in a contemporary style marble fireplace.

DINING ROOM
14'9 x 12'5 (4.50m x 3.78m)
A further well-proportioned reception room lying adjacent to the kitchen and attached by an archway. A further wide archway leads directly into the conservatory giving a lovely open plan feel. Within the dining room is a dark wood fireplace housing a gas living flame fire.

CONSERVATORY
18'2 x 9'11 max (5.54m x 3.02m max)
A superb addition to the rear of the property with oak laminate flooring and French doors opening onto the patio of the rear garden.

BREAKFAST KITCHEN
16'2 x 14'11 reducing to 13'2 (4.93m x 4.55m reducing to 4.01m)
A stunning, modern breakfast kitchen with grey coloured base units and complementing white wall units, granite style Corian worksurfaces with matching upstand. Four ring Neff induction hob with extractor over, integrated oven and grill, dishwasher and built-in space for American style fridge freezer. Two Velux rooflights, Karndean flooring, sink and drainer with window over and a door into the garage.

UTILITY ROOM
9'3 x 8' (2.82m x 2.44m)
With wall, base and drawer storage units, laminate worksurfaces, stainless steel 1 1/2 bowl sink and drainer, space and plumbing for washing machine and currently housing a wine cooler. Tiled floor and uPVC door opening into the rear garden.

DOWNSTAIRS CLOAKROOM
8'10 x 2'6 (2.69m x 0.76m)
Two piece sanitary suite comprising close coupled WC and wash basin.

FIRST FLOOR

LANDING
Fixed staircase leading to the loft space.

BEDROOM 1
14'10 x 12'4 (4.52m x 3.76m)
Window to the rear elevation and door through to en-suite shower room.

EN-SUITE SHOWER ROOM
6'9 x 6'3 (2.06m x 1.91m)
A stunning modern shower room with a three piece sanitary suite comprising walk-in shower, vanity unit with shaped wash basin and back to the unit WC. Wall-mounted mirror with inset lighting, laminate flooring, chrome heated towel rail and window to the rear elevation.

BEDROOM 2
17'2 x 10'6 (5.23m x 3.20m)
Bay window to the front elevation, modern wardrobe with sliding fronts and cupboard housing the Ideal Standard boiler.

BEDROOM 3
8'9 x 7' (2.67m x 2.13m)
Currently used as a dressing room with box bay window to the front elevation and laminate flooring.

BATHROOM
10'6 x 7'2 (3.20m x 2.18m)
With a beautiful four piece sanitary suite comprising shower enclosure, attractive free-standing modern slipper bath, vanity wash basin and close coupled WC. Fully tiled walls and floor, chrome heated towel rail, oriel window and further window within the shower area.

BOARDED LOFT SPACE
18'3 x 11'5 (5.56m x 3.48m)
Three Velux rooflights, supplied with light, power and with radiator along with storage in the eaves. *

OUTSIDE FRONT
The property is set back from Wolfreton Lane with a brick sett drive leading through a traditional five bar gate onto a wide driveway which leads up to the garage. A circular lawn is surrounded by wide and well-stocked flower borders with an immature hedge forming the front boundary.

GARAGE
17'5 x 8'7 (5.31m x 2.62m)
With access directly from the kitchen, electric up & over vehicular door, light and power.

REAR GARDEN
The rear garden has the benefit of backing onto the golf course. With a brick sett patio adjacent to the rear of the house, there is a central lawn which is surrounded by wide, well-stocked and established flower borders with a multitude of planting. To the rear are further patio seating areas which make the most of the available afternoon sun.

*AGENT'S NOTES
Please note that the loft space does not comply with current Building Regulations and cannot be classed as a bedroom.

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).

COUNCIL TAX
The Council Tax Band for this property is Band D.

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

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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