



Quick & Clarke

PROPERTY SPECIALISTS

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362 Kingston Road, Willerby HU10 6NF
Offers in the region of £210,000

- Traditional 1930s townhouse
- Beautifully presented throughout
- Two reception areas
- Modern fitted kitchen with range cooker (available by separate negotiation)
- Three bedrooms - two fitted
- Modern first floor shower room
- South facing rear garden
- Single garage accessed via tenfoot with additional parking
- Council tax band C
- EPC rating D

Located in this highly regarded residential area, we are delighted to offer to the market this modernised and well-presented traditional townhouse. Embracing many beautiful original features which have been enhanced by the current owners to provide deceptively spacious accommodation throughout.

The property has welcoming entrance hallway, lounge with feature fireplace opening through to the dining room with French doors leading out into the rear garden, and a stunning modern kitchen with range cooker (available by separate negotiation). To the first floor there are three bedrooms, all of which are fitted, and a superb modern shower room. The south facing gardens are beautifully tended and provide a great outdoor space. Parking is accessed via the tenfoot leading to single garage.

Simply ready to move into, this stunning property awaits its new owners.

LOCATION

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

ENTRANCE HALL

A navy blue composite door with glazed inserts and chrome fittings leads into the entrance hallway, having attractive wood laminate flooring, staircase with spindle balustrade leading to the first floor, and an understairs storage cupboard housing the utility meters.

LOUNGE

12'7 plus bay x 11'10 (3.84m plus bay x 3.61m)
uPVC double glazed walk-in bay window to the front elevation. Feature oak fire surround with open fire, solid oak flooring, picture rail and TV aerial point. An opening leads into:

DINING ROOM

15'1 x 11'1 decreasing to 9'5 (4.60m x 3.38m decreasing to 2.87m)
uPVC double glazed French doors with full height side and overhead windows opening out into the rear garden. Picture rail and solid oak flooring.

KITCHEN

18'8 x 7'6 (5.69m x 2.29m)
An extensive range of light grey shaker style base and wall units with attractive half moon handles, contrasting worksurfaces and matching splashbacks. Stoves range cooker (which is available by separate negotiation), space and plumbing for dishwasher and washing machine, space for fridge freezer, sink unit with drainer and mixer tap. Attractive tiled flooring, uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leads out into the rear garden.

FIRST FLOOR LANDING

Picture rail and access to loft. The loft space is part boarded and has a Velux roof window.

BEDROOM 1

15'6 into bay x 9'5 (4.72m into bay x 2.87m)
uPVC double glazed walk-in bay window to the front elevation, full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

11'2 x 9'5 to wardrobes (3.40m x 2.87m to wardrobes)
uPVC double glazed window to the rear elevation, attractive wood laminate flooring and a full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

9'4 x 6'2 (2.84m x 1.88m)
Oriel bay window to the front elevation. Fitted wardrobe.

SHOWER ROOM

6'3 x 6' (1.91m x 1.83m)
Three piece modern suite in white enjoys low level WC, pedestal wash basin and independent shower cubicle. Fully tiled walls with attractive border and decor tiling. uPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is an enclosed low maintenance garden with attractive wrought iron and brick boundary, with wrought iron gate leading to the front door.

The rear garden is south facing and designed for ease of maintenance, with an extensive block sett patio area leading down to the main garden and a greenhouse. At the head of the garden is a single sectional garage which has up & over door. This is accessed via the tenfoot where there is additional parking directly in front of the garage.

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



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 for 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 Metagix 02/04