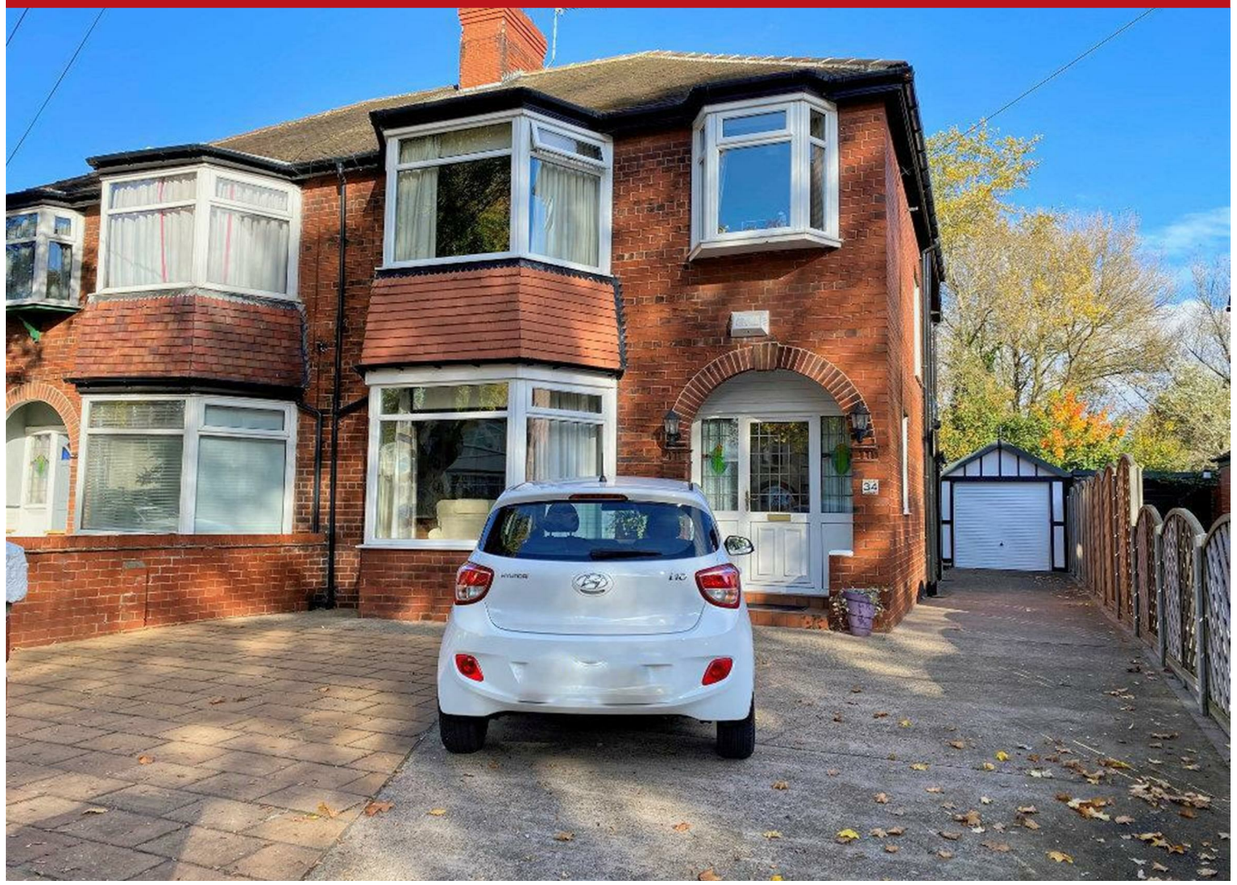
Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk



34 Wolfreton Lane, Willerby HU10 6PU

£320,000

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

- Traditional semi-detached house
- Superbly presented throughout
- Two versatile reception rooms
- Spacious breakfast kitchen
- Utility & downstairs W.C.
- Three bedrooms
- Modern four piece bathroom
- Superb good size garden
- Driveway & garage
- EPC D

Located within this highly sought after residential area we are delighted to present to the market this exceptional semi-detached family home. The property is beautifully presented throughout and enjoys uPVC double glazing and gas central heating, Entrance Hallway, Two versatile Reception Rooms, Modern Breakfast Kitchen, Utility and W.C. To the first floor the landing leads to THREE Bedrooms and a Modern Four Piece Bathroom. The garden is well tended and provides great outdoor space. Parking is provided to the front and side and leads down to the single garage. This property offers brilliant accommodation for a family home to which a viewing is a must!

LOCATION

Wolfreton Lane is located off Kingston Road and lies within ease of reach of Willerby Square.

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

A uPVC door with leaded stained glass inserts and side panels leads into:

ENTRANCE HALLWAY

Staircase with spindle balustrade leading to the first floor accommodation, uPVC double glazed leaded stained glass window to the side elevation and access to understairs storage cupboard which houses the utility meters.

LOUNGE

16'3" into bay decreasing to 12'8" x 14' (4.95m into bay decreasing to 3.86m x 4.27m)
uPVC double glazed walk-in bay window to the front elevation, coving to ceiling, picture rail, feature fireplace with living flame gas fire and TV aerial point.

DAY/DINING ROOM

15'9" x 11'11" plus doorwell (4.80m x 3.63m plus doorwell)
uPVC double glazed French door with matching side windows leading into the rear garden, feature granite fire surround incorporating living flame gas fire, coving to ceiling, picture rail and TV aerial point.

BREAKFAST KITCHEN

17'4" x 8'8" (5.28m x 2.64m)
uPVC double glazed window to the side elevation, an extensive range of ivory Shaker style base and wall units complemented with oak trims, under wall unit lighting and tile splashbacks, contrasting work surfaces, double oven with hob and extractor, one and a quarter bowl sink unit with drainer and mixer tap, integrated fridge freezer and integrated dishwasher. Wood laminate flooring flows throughout this area and a uPVC double glazed door to the side leads out into the rear garden and to the breakfast area there is a wall mounted TV aerial point. A door leads into:

REAR LOBBY

uPVC door leading to the garden.

UTILITY ROOM

5'7" x 5'5" (1.70m x 1.65m)
uPVC double glazed window to the rear elevation, Shaker style base and wall units, space and plumbing for washing machine and space for tumble dryer.

W.C.

uPVC double glazed window to the rear elevation, low level w.c.

FIRST FLOOR

LANDING

uPVC double glazed leaded stained glass feature window to the side elevation, coving to ceiling and picture rail.

BEDROOM 1

16'6" into bay x 10'3" to wardrobes (4.88m'1.83m" into bay x 3.05m'0.91m" to wardrobes)
uPVC double glazed walk-in bay window to the front elevation, full wall of fitted wardrobes with matching overhead units, picture rail and coving to ceiling.

BEDROOM 2

14'7" into bay x 9'11" to wardrobes (4.27m'2.13m" into bay x 2.74m'3.35m" to wardrobes)
uPVC double glazed walk-in bay window to the rear elevation enjoying splendid views over the golf course and rear garden, a full wall of fitted wardrobes with matching overhead units providing hanging and storage facilities.

BEDROOM 3

9' x 8'3" (2.74m' x 2.44m'0.91m")
uPVC double glazed oriel style bay window to the front elevation, picture rail and coving to ceiling.

BATHROOM

9'8" x 8'7" (2.74m'2.44m" x 2.44m'2.13m")
uPVC double glazed window to the rear elevation, four piece modern suite in white comprising panelled corner bath with shower mixer tap, low level w.c., pedestal wash hand basin and independent shower cubicle, all beautifully complemented by full height wall tiling with feature decor tile borders. Airing cupboard.

OUTSIDE

To the rear of the property there is an extensive patio area leading down to a meticulously lawned garden with garden shed and a further patio to the head of the garden, and timber fencing. There is ample parking for several vehicles to the front and side of the property, leading down to a single garage which has up-and-over door, power and light.

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 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.

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.
Made with Metropix ©2022

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.