



**152 Well Lane, Willerby HU10 6HT**  
**Guide Price £260,000**

- No onward chain
- Light, bright and homely
- Southerly facing garden
- Flexibility of layout
- Very popular location
- Off street parking and garage
- Modern shower room
- Council Tax Band: C
- EPC Rating: D

An attractive, well laid out and light and bright bungalow offered to the market with the benefit of no onward chain. Situated in this extremely popular area of Willerby and having the benefit of a very well maintained and southerly facing garden, viewing is essential to experience the attractive ambiance of the property.

Offering a generous living room, a modern fitted kitchen and shower room the property also has two well proportioned bedrooms in addition to the off street parking and garage. The gardens are easy to maintain, well tended and relatively private.

#### LOCATION

The property lies on the south side of Well Lane which is positioned on the northern edge of Willerby and close to the junction with The Hollies. Surrounded by properties of similar design, this area with its wide roads and being relatively close to open fields, has unsurprisingly earned it a reputation for being a desirable area to live.

Willerby is 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

##### ENTRANCE PORCH

With sliding uPVC door opening into entrance porch and with tiled floor.

##### ENTRANCE HALL

Timber multi-paned glass panelled door with attractive stained glass window to one side opening into a light and bright entrance hall which further benefits from a matching stained glass window from the living room bringing in borrowed light.

##### LIVING ROOM

17'4" x 11'9" (5.28m x 3.58m)  
A very well proportioned living room which also gives the opportunity of the flexibility of having living and dining room furniture should the next owner wish this. With a bowed uPVC window to the front elevation, the focal point of the room is a contemporary styled fireplace with marble hearth and back housing electric fire.

##### BREAKFAST KITCHEN

14'8" x 7'11" (4.47m x 2.41m)  
An attractive modern breakfast kitchen with a generous range of wall and base storage units with beech fronts, laminate work surfaces and ceramic tiled splashbacks. Four ring gas hob and integrated oven. Space and plumbing for washing machine. Inset composite sink and drainer. Space for upright fridge freezer, built-in cupboards, one housing the hot water tank and modern gas boiler. uPVC glass panelled door opening onto the rear garden with window to one side. Sliding wooden door opens into the utility room.

##### UTILITY ROOM

8'3" x 3'11" (2.51m x 1.19m)  
With integral door opening into the garage. Access to loft via loft ladders. Loft area is partially boarded.

##### GARAGE

12'1" x 8'2" (3.68m x 2.49m)  
Up and over vehicular door. Supplied with light and power.

##### BEDROOM 1

18'7" x 9'11" (5.66m x 3.02m)  
A very generous sized room with built-in wardrobes. Window to the front elevation.

##### BEDROOM 2

10'9" x 9'4" (3.28m x 2.84m)  
With patio door leading out onto the rear garden.

##### SHOWER ROOM

6'4" x 5'9" (1.93m x 1.75m)  
With a two piece sanitary suite comprising double shower enclosure and pedestal hand wash basin. Fully tiled walls. Chrome towel radiator and window to the rear elevation.

##### SEPARATE W.C.

With low level w.c.

##### OUTSIDE

The property has an enclosed garden to the front which has been laid under gravel for ease of maintenance. A central landscaped area is surrounded by wide, well stocked and well tended flower borders.

The rear garden is a key feature of this property being southerly facing and beautifully tended. With a generous sized patio which is partially covered. Immediately behind the bungalow there is an area of lawn, greenhouse, wide and well stocked flower borders and rockery/water feature with an attractive amount of planting.

##### 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



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.

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