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

22 Trafford Road, Willerby HU10 6AJ

£147,950

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

- Traditional townhouse
- South facing rear garden
- No chain
- Three bedrooms
- First floor shower room
- Spacious lounge/dining room
- Extended breakfast kitchen
- In need of cosmetic modernations
- Viewing a must
- EPC: E

THE PROPERTY

Enjoying a prime cul-de-sac location tucked just off Kingston Road and presented to the market with no chain, we are delighted to offer this traditional 1930's townhouse. The property enjoys majority uPVC double glazing and in brief comprises; entrance hallway, extended breakfast kitchen, lounge/dining room, and to the first floor there are three bedrooms and a shower room. The low maintenance south facing garden has the added benefit of a single garage which is accessed via a rear tenfoot. The property offers a blank canvas for the discerning purchaser to add their own design flairs within and create superb modern living at its very best. An early viewing is a must.

LOCATION

Trafford Road is located off Kingston Road in Willerby. 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 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

A door with glazed inserts leads into entrance hallway having staircase leading to the first floor accommodation, access into lounge/dining room and the breakfast kitchen.

LOUNGE / DINING ROOM

25'6" into bay decreasing to 22'7" x 10'6" maximum
(7.77m into bay decreasing to 6.88m x 3.20m maximum)
uPVC double glazed walk-in bay window to the front elevation, uPVC double glazed window to the rear elevation, gas fire.

BREAKFAST KITCHEN

19'2" x 7'7" decreasing to 5'2" (5.84m x 2.31m decreasing to 1.57m)
uPVC double glazed window to the rear elevation and door to garden. Fitted base and wall cupboards, space and provision for cooking and sink with drainer. Space for fridge freezer and space and plumbing for washing machine.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM 1

14'8" into bay decreasing to 11' x 8'2" to wardrob (4.47m into bay decreasing to 3.35m x 2.49m to ward)
uPVC double glazed walk-in bay window to the front elevation, full wall of fitted wardrobes.

BEDROOM 2

11'2" x 8'3" to wardrobes (3.40m x 2.51m to wardrobes)
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities, and airing cupboard.

BEDROOM 3

7'4" x 5'8" (2.24m x 1.73m)
uPVC double glazed window to the front elevation.

SHOWER ROOM

5'9" x 5'7" (1.75m x 1.70m)
uPVC double glazed window to the rear elevation. Modern suite enjoys low level WC, pedestal wash hand basin and large walk-in shower cubicle with aquaboard splashbacks.

OUTSIDE

To the front of the property is an enclosed cottage style garden. The rear south facing garden is designed for ease of maintenance. There is a single garage which is accessed via a tenfoot.

SERVICES

All mains services are available or connected to the property.

DOUBLE GLAZING

The property benefits from majority uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

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

FINANCIAL SERVICES

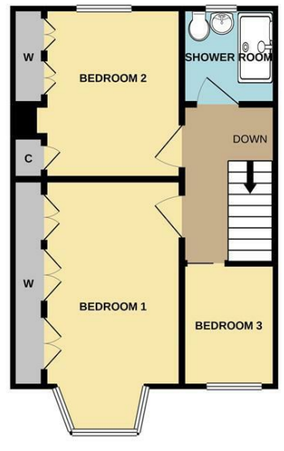
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident 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 ©2021

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.