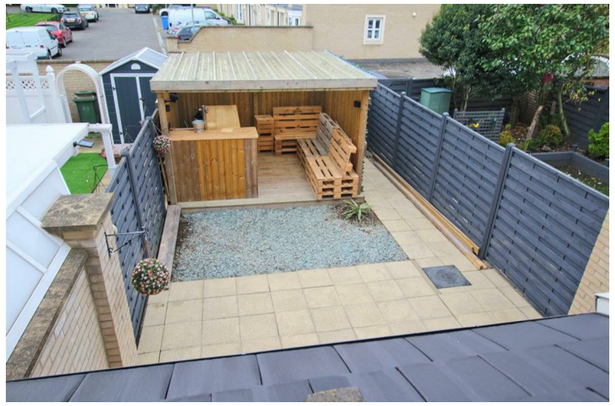

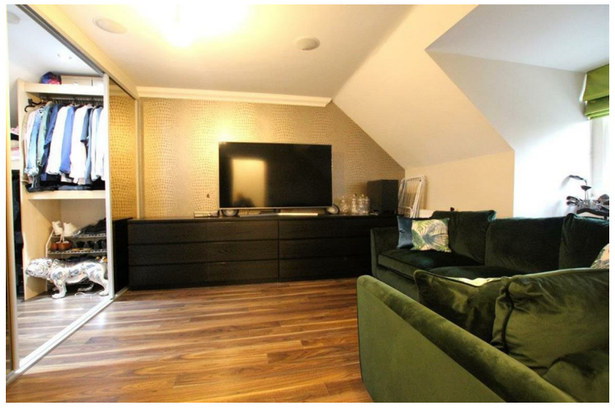
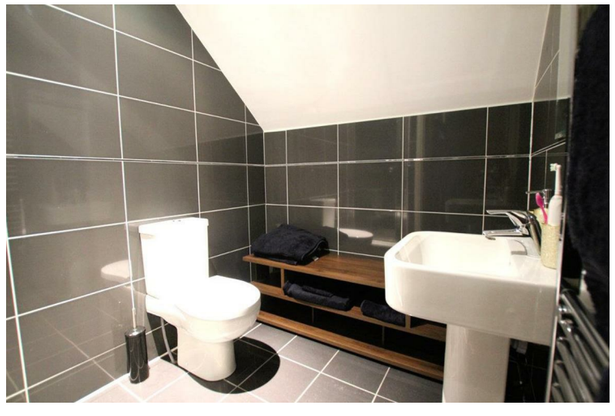

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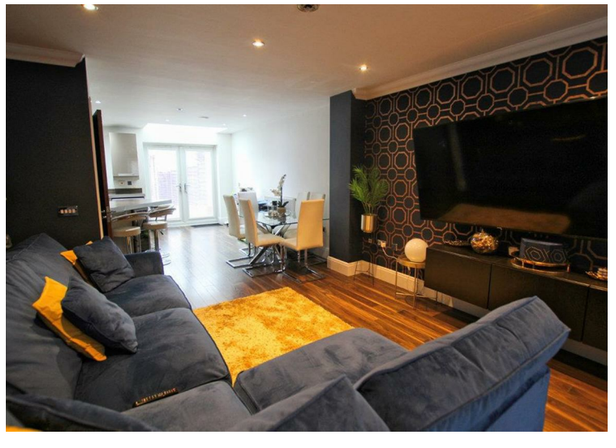
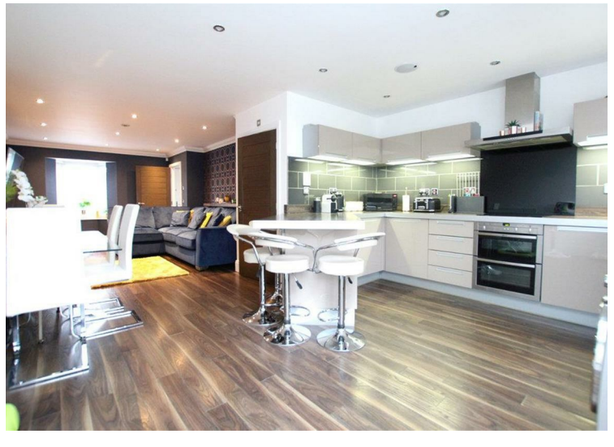

27 Great Gutter Lane East, Willerby HU10 6FL

Guide Price £240,000

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- Outstanding mews property
- Former showhome
- Spacious accommodation
- Stunning open plan ground floor
- Three bedrooms
- Two bathrooms
- Garden
- Parking
- EPC: C

THE PROPERTY

A modern three bedroomed mews property which was the showhouse for this extremely popular development, constructed by the well-regarded local company, Beal Homes. The property offers extensive accommodation over three floors having stunning open plan space at ground floor along with cloakroom, whilst at first floor there are two bedrooms with family bathroom, and the master suite at second floor level offers bedroom with walk-in dressing room and en-suite shower room. The house stands on a good sized plot with a private enclosed garden and allocated car parking space.

LOCATION

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 HALL
Laminate flooring, radiator along with staircase to first floor.

OPEN PLAN KITCHEN DINING LIVING ROOM
31'0" x 15'8" narrowing to 12'3" (9.45m x 4.78m narrowing to 3.73m)
A stunning open plan living space offering an extensive range of base and eye level units with timber effect worksurfaces, incorporating Neff built-in appliances comprising induction hob with electric oven and canopy, dishwasher, fridge freezer and plumbing for automatic washing machine. The contemporary accommodation is complemented by the timber effect flooring, extensive downlighters and ceiling mounted speakers, PVCu sealed unit double glazed windows to two elevations and French doors to rear garden.

CLOAKROOM
Low level WC with tiled walls and floor and pedestal wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 2
15'8" x 11'0" (4.78m x 3.35m)
PVCu sealed unit double glazed windows, built-in cupboard housing hot water cylinder and radiator.

BEDROOM 3
9'10" x 8'7" (3.00m x 2.62m)
Fitted sliding door wardrobes with PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
8'5" x 5'4" (2.57m x 1.63m)
Panelled bath with shower over, wash basin and low level WC, tiled walls and floor, downlighters and chrome towel radiator

SECOND FLOOR

LANDING
Radiator.

MASTER BEDROOM
11'9" x 9'1" (3.58m x 2.77m)
Laminate flooring, PVCu sealed unit double glazed window.

WALK-IN WARDROBE
Sliding mirror front doors with fitted hanging and shelving, sealed unit double glazed skylight.

EN-SUITE SHOWER ROOM
Shower in cubicle with pedestal wash basin and low level WC, tiled floor and walls, downlighters and chrome towel radiator.

OUTSIDE
To the front of the property is a small raised lawned garden, whilst at the rear is an enclosed paved garden, beyond which lies an allocated car parking space.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

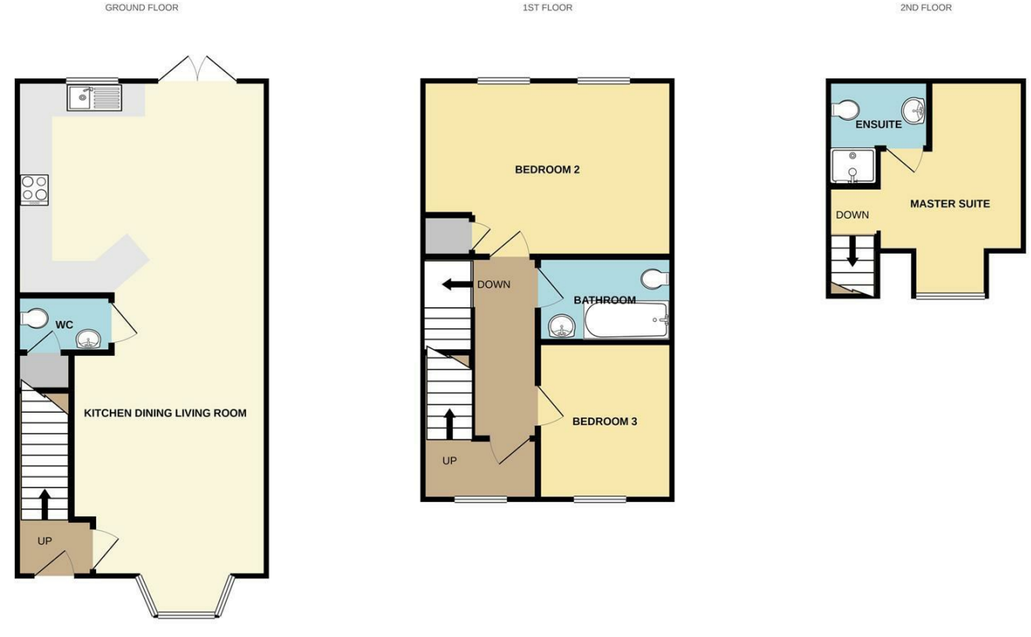
DOUBLE GLAZING
The property benefits from uPVC Double Glazing.

TENURE
We believe the tenure of the property to be Freehold (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 pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

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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