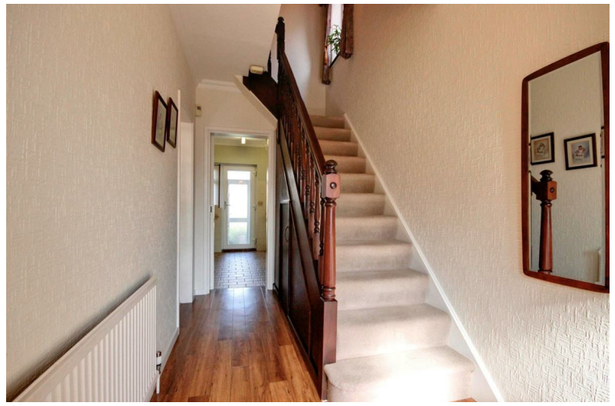

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

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20 Gorton Road, Willerby HU10 6LT

Offers Over £220,000

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

- Semi-detached house
- No onward chain
- Superb West facing rear garden
- Three bedrooms (two fitted)
- First floor bathroom
- Spacious lounge/dining room
- Kitchen
- Rear lobby
- Beautiful outside space & single garage via tenfoot
- EPC Rating: D Council Tax Band: C

Offered to the market with no onward chain, and located within this ever popular area enjoying a superb West facing garden, this semi-detached family home now awaits its new owners. This property offers so much scope, offering scope for remodelling and cosmetic modernisation, the property enjoys double glazing and gas central heating and in brief comprises entrance hallway, spacious lounge/dining room, fitted kitchen, rear lobby and to the first floor there are three bedrooms, two of which are fitted, and a modern bathroom. The West facing gardens provide great outdoor space and there is a single brick built garage which is accessed via the tenfoot. Offering the potential for you to add your own design flair within and create modern living at its very best, this superb semi-detached house now awaits its new owners to which an early is a definite must.

LOCATION

Gorton Road is located off Kingston Road and lies within ease of reach of all the local amenities and facilities that Willerby has to offer.

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 and 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 glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation, access to understairs storage cupboard and double glazed window to the side elevation.

LOUNGE/DINING ROOM

24'8" plus bay x 12'4" maximum (7.52m plus bay x 3.76m maximum)
Double glazed walk-in bay window to the front elevation, Adam style fire surround with marble back and hearth incorporating a living flame gas fire and sliding patio doors to the garden.

KITCHEN

10'2" x 8'3" (3.10m x 2.51m)
Double glazed window to the side elevation, fitted base and wall units with work surfaces and tile splashbacks, provision for cooking and space and plumbing for washing machine.

LOBBY

Window to the side elevation. Opening to the former w.c. which could easily be reinstated.

FIRST FLOOR

LANDING

BEDROOM 1

14'10" into bay x 9' to wardrobes (4.52m into bay x 2.74m to wardrobes)
Double glazed walk-in bay window to the front elevation and a full range of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

12'2" x 8'9" to wardrobes (3.71m x 2.67m to wardrobes)
Double glazed window to the rear elevation and a full wall of fitted wardrobes.

BEDROOM 3

7'2" x 7'1" (2.18m x 2.16m)
Double glazed window to the front elevation.

BATHROOM

8'3" x 7'4" (2.51m x 2.24m)
Double glazed window to the rear elevation, four piece suite in Indian Ivory comprising panelled bath with shower screen and shower over, bidet, low level w.c. and pedestal wash hand basin. Tiled splashbacks to wet areas.

OUTSIDE

To the front of the property is an enclosed garden and rear access is gained via the tenfoot where there is a single brick built garage.

The beautiful West facing garden is lawned with planted borders.

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 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

AGENTS NOTE

Probate has been applied for September 2024. Exchange of contracts cannot be actioned until the grant of probate is issued. Please enquire with our Sales team for updates.

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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