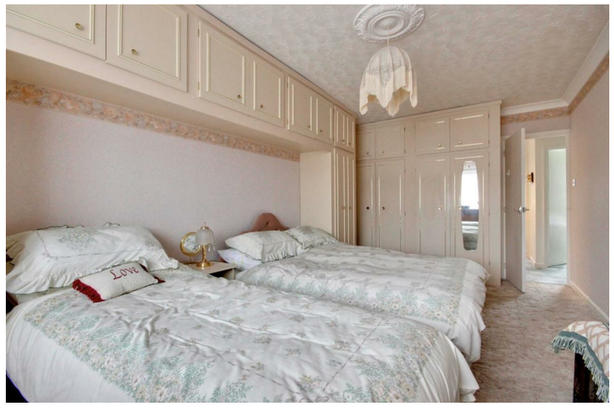

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QUICK & CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
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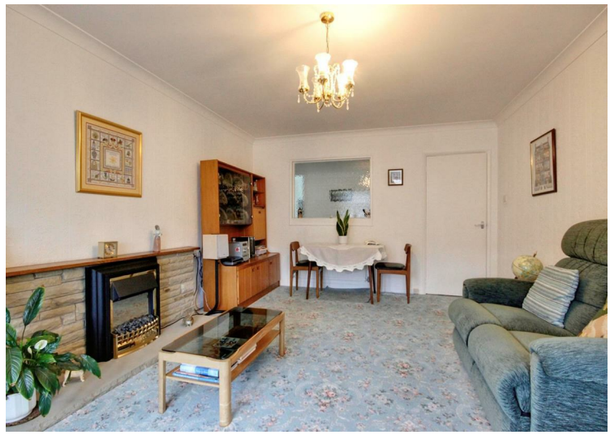

155 Well Lane, Willerby HU10 6HT

£259,950

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

- Semi-detached true Bungalow
- No onward chain!
- Two DOUBLE bedrooms (both with wardrobes)
- Spacious Lounge
- Breakfast Kitchen
- Bathroom with separate wc
- Driveway and single integral garage
- Enclosed garden
- Viewing a must!
- EPC: D Council Tax: C

Located within this highly popular residential area and offered to the market with no onward chain! This semi-detached true Bungalow is most certainly one to view. The property enjoys uPVC double glazing and gas central heating with Porch, Entrance Hallway, Spacious Lounge, Breakfast Kitchen, Two Double Bedrooms both of which are fitted and Bathroom with separate WC. The gardens provide great enclosed outdoor space. A private driveway which also extends to the front of the property provides off-street parking for several vehicles and leads to the Integral single garage. Offering scope to add your design ideas within to which an early viewing is a must!

LOCATION

Located in the heart of Willerby just off The Parkway. Willerby/Kirk Ella 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

ENTRANCE PORCH

A sliding door leads into the porch with tiled floor and door with glazed insert opening into :

ENTRANCE HALLWAY

LOUNGE

17'7" x 11'11" (5.36m x 3.63m)
With uPVC double glazed picture bay window to the front elevation. Stone fireplace with wooden mantel and housing an electric flame effect fire. TV aerial point.

BREAKFAST KITCHEN

12' x 7'11" (3.66m x 2.41m)
With uPVC double glazed window and aluminium steel door to the rear elevation. Fitted ivory base and wall units with contrasting work surfaces and tiled splashbacks, complemented by under unit lighting. Breakfast bar. Gas hob with single electric under counter oven. Space for fridge freezer. Gas central heating boiler and pantry cupboards.

BEDROOM ONE

18'7" x 9'10" (5.66m x 3.00m)
With uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities with overhead units.

BEDROOM TWO

10'9" x 9'6" (3.28m x 2.90m)
With uPVC double glazed window to the rear elevation. Fitted wardrobe.

BATHROOM

6'4" x 5'9" (1.93m x 1.75m)
With uPVC double glazed window to the rear elevation. Two piece suite enjoying panelled bath and pedesteal wash hand basin. Fully tiled walls with decor feature border tiling.

WC

With uPVC double glazed window to the rear elevation. Low level WC.

EXTERNAL & PARKING

To the front of the property there is a driveway attached to the next door's driveway and leading to the single integral garage which has up-and-over door, power and light.

There is additional parking to the front of the property and a dwarf brick wall has wrought iron gate which provides access to the path leading to the door and gate to rear garden. Side sectional planted garden. The rear garden provides a good degee of privacy enjoying being predominatly laid to lawn with timber shed.

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

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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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.