



**QUICK & CLARKE**  
The Property Specialists

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**189 Carr Lane, Hull HU10 6JZ**  
**Guide Price £299,950**

- Fabulous potential - no onward chain
- Four double bedrooms
- Sought after location
- Great for schools and amenities
- Off Street parking and garage
- Council Tax band E
- EPC Rating; C

A deceptively spacious, extended family house which offers superb potential. Offered to the market with no onward chain and having the benefit of two reception rooms in addition to an extended kitchen, there is also a utility room and downstairs cloakroom. To the first floor, there are four double bedrooms and a house bathroom.

Situated in a highly regarded area close to the school and amenities, the house boasts off street parking, an integral garage and also has a good sized rear garden.

#### LOCATION

The property is located on the Eastern end of Carr Lane close to the junction with the parkway. This sought after location not only lies close to Willerby Carr Lane Primary School, but also in a convenient position to access all of the amenities in Willerby Square, Kingston Road and Willerby Retail Park.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

18'11" x 6'10" (5.77m x 2.08m)

Wide and welcoming entrance hall with a modern uPVC front door with ornate glass panels and further window to one side, stairs to the first floor accommodation with cupboard under and oak style laminate flooring.

##### LIVING ROOM

19'11" x 12' (6.07m x 3.66m)

A well proportioned room with window to front elevation, a York stone fireplace houses a gas fire and double timber glass panelled doors open into the dining room.

##### DINING ROOM

10'11" x 11' (3.33m x 3.35m)

With French doors opening onto the rear garden.

##### KITCHEN

16'4" x 7'10" (4.98m x 2.39m)

Offering a range of wall and base storage units with oak front and laminate work surfaces and ceramic tile splashbacks, double sink with drainer, four ring gas hob with extractor over, integrated oven and grill, windows to both rear and side aspect and space for fridge freezer.

##### UTILITY ROOM

9' x 5'2" (2.74m x 1.57m)

With space and plumbing for a washing machine, tiled floor, mounting on wall for a modern gas boiler, window to the side aspect and door opening onto the rear garden and internal door through to the garage.

##### CLOAKROOM

With a WC with concealed cistern.

##### FIRST FLOOR

##### BEDROOM 1

15'7" x 10'8" (4.75m x 3.25m )

Built in wardrobes - including matching dressing table - window to front elevation.

##### BEDROOM 2

14'4" x 10'7" (4.37m x 3.23m)

Built in wardrobes, dressing table and window to the rear elevation.

##### BEDROOM 3

23'1" x 8'6" (7.04m x 2.59m)

A large bedroom, which is an extension to the original property and with a range of fitted wardrobes and windows to both front and rear aspects. In addition , there is a hand wash basin, perhaps offering the potential to create an ensuite bathroom to the rear of the bedroom. Further, in a number of the neighbouring properties, this large bedroom splits into two to create a five bedroomed house.

##### BEDROOM 4

9'11" x 8'6" (3.02m x 2.59m)

Window to front elevation.

##### BATHROOM

With a four piece sanitary suite comprising panel bath, shower enclosure, pedestal hand wash basin and low level WC, partially tiled walls, heated towel rail and window to the rear elevation.

##### OUTSIDE

The property is set back from the road with a wall forming the front boundary. A concrete drive leads up to the garage and provides ample parking for at least three cars and there is a lawn to one side. Access can be found down the side of the property through a gate to the rear garden.

The rear garden is of a good size with a central lawn and the flowerbed is laid under gravel for ease of maintenance, with a number of mature trees, there is also a shed for storage.

##### GARAGE

17'3" x 9'1" (5.26m x 2.77m)

An integral garage with up and over door, window to side elevation, shelving and courtesy door to the utility room.

##### 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



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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