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

QUICK & CLARKE

The Property Specialists

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3 The Parkway, Willerby HU10 6AP

Offers Over £180,000

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

- Semi Detached Family House
- Superbly Presented Throughout
- Bespoke Dining Kitchen
- Spacious Lounge/Dining Room
- THREE Bedrooms (TWO Fitted)
- Modern First Floor Bathroom
- Superb Low Maintenance Gardens
- Single Garage & Parking
- Viewing Is A Must!
- EPC: D

THE PROPERTY

This well presented semi-detached family home is presented to the market. Immaculately presented throughout and enjoying uPVC double glazing and gas central heating the property also benefits from a SINGLE garage which is accessed to the rear via a tenfoot with parking directly in front. A spacious Entrance Hallway leads to Lounge/Dining Room with feature fireplace, a stunning bespoke Dining Kitchen with built-in appliances and to the first floor the property has THREE Bedrooms (two of which are fitted) and a Family Bathroom. The well tended WEST facing low maintenance gardens provide great outside space with useful garden store.

LOCATION

The Parkway runs off Kingston Road and is one of the most popular residential areas 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

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Having a staircase leading to the first floor accommodation.

LOUNGE/DINING ROOM

23'6" x 12'4" decreasing to 8'11" (7.16m x 3.76m decreasing to 2.72m)
A superb spacious, light and airy room with a uPVC double glazed picture bay window to the front elevation and a uPVC double glazed window to the rear elevation. To the lounge area there is a feature marble fireplace incorporating a living flame gas fire and TV aerial point.

DINING KITCHEN

18'6" x 9'4" maximum (5.64m x 2.84m maximum)
With uPVC double glazed windows to the side and rear elevations. An absolutely stunning bespoke fitted kitchen with beautiful contoured curved edges and finished in a stunning sage and white design incorporating wood effect work surfaces, integral plate racks, glass display cabinets, superb large storage drawers, integrated dishwasher, space and plumbing for a washing machine, space for a tumble dryer, stainless steel single oven with stainless steel gas hob and extractor all beautifully complemented by stunning contemporary feature tiling to splasbhacks and attractive wood laminate flooring. The one and a quarter bowl sink unit has a stainless steel spray mixer tap.

FIRST FLOOR

LANDING

With a uPVC double glazed window to the side elevation, access to the loft and a useful fitted storage cupboard.

BEDROOM 1

10'2" to wardrobes x 8'6" to wardrobes (3.10m to wardrobes x 2.59m to wardrobes)
With a uPVC double glazed window to the rear elevation, a host of modern fitted furniture incorporating fitted wardrobes, overhead units and central drawers with mirrored inserts providing great hanging and storage facilities.

BEDROOM 2

11'6" x 8'3" to wardrobes plus doorwell (3.51m x 2.51m to wardrobes plus doorwell)
A superb, spacious room with fitted wardrobes and matching overhead units and a uPVC double glazed window to the front elevation.

BEDROOM 3

8'2" x 8'2" maximum (2.49m x 2.49m maximum)
With a uPVC double glazed window to the front elevation.

FAMILY BATHROOM

7'10" x 5'6" (2.39m x 1.68m)
With a uPVC double glazed window to the rear elevation, modern three piece suite comprising low level w.c. and wash hand basin set in a vanity unit with matching overhead double cupboard, panelled bath with shower over and fully tiled walls intwo tone tiling with feature border and decor tiling.

OUTSIDE

To the front of the property is an ornamental wall shielding the front lawned garden which has planted areas and a gated side entrance leading down to the rear garden.

The rear garden is superbly designed for ease of maintenance and provides a great outside entertainment area for the ever growing family. Extensive patio areas surround a gravelled and circular patio which provide lovely seating areas, and there is a brick built garden store with a door and window. A gate at the rear leads to the tenfoot. The single brick built garage is situated directly in front of you on exiting the garden and has an up-and-over door with parking directly in front.

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.

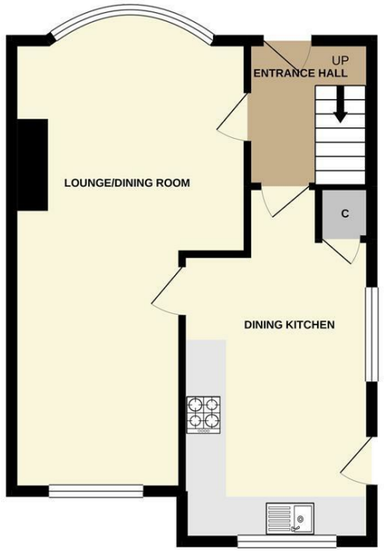
FINANCIAL SERVICES

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.

GROUND FLOOR



1ST FLOOR

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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