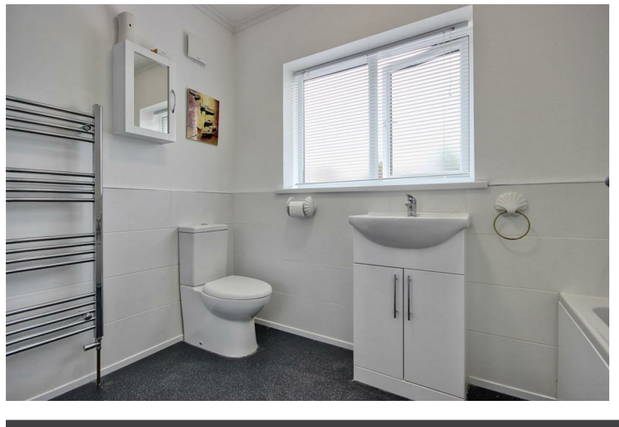

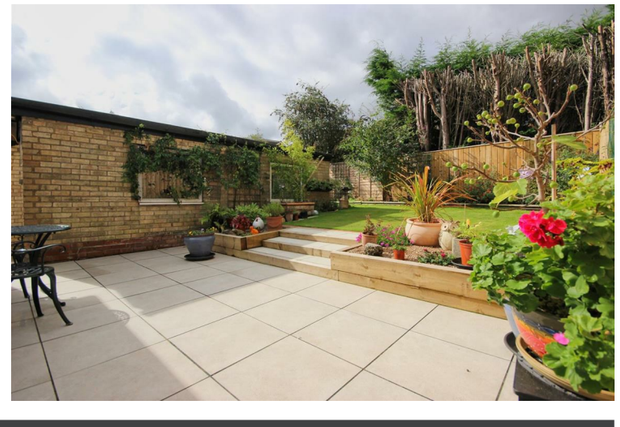

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QUICK & CLARKE

The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

# 14 Beechfield Drive, Willerby HU10 6DF

**£285,000**

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- Semi-detached family house
- Superb location
- Close to Wolfreton School & local amenities
- Transformed by the current owners
- Approx. 1300 square feet
- Contemporary kitchen design
- Modern four piece bathroom
- Block sett front driveway providing off-street parking for several vehicles
- West facing well stocked rear garden & patio
- EPC: E

Enjoying a prime cul-de-sac position in this highly sought-after location, we are delighted to present to the market this exceptional 3 bedroom semi-detached family home. Having been transformed by the current owners to provide stylish modern elevations, great space and versatility. With newly installed uPVC double glazing, electric wiring, cavity wall insulation and gas central heating boiler, the accommodation extends to over 1300 square feet. A welcoming entrance leads to a w.c., spacious lounge/dining room with a multi-fuel log burner, stunning contemporary kitchen and study/family room. To the first floor the landing leads to two double bedrooms, a single bedroom and a modern four piece bathroom. The West facing rear garden provides the perfect backdrop. At the front of the house is a newly laid block sett driveway providing ample off-street parking and leading to a single garage. Viewing is a must.

## LOCATION

Beechfield Drive is located off Great Gutter Lane East, which is accessed from Main Street and the Willerby roundabout. Ideally located near local shopping park amenities and Willerby Square shops, Post Office, local pub and church and lying only 5 miles West of Hull city centre. Hull centre has an extensive range of amenities and facilities which include a mainline railway 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 front door with glazed inserts leads into:

## ENTRANCE PORCH

11'1" x 7'1" overall (3.38m x 2.16m overall )
uPVC double glazed, frosted windows to the side elevation and access to w.c. and coat hanging area. Wood laminate floor throughout.

## W.C.

uPVC double glazed window to the side elevation, modern newly fitted wash hand basin set in a vanity unit and low level w.c.

## LOUNGE/DINING ROOM

25'1" into bay decreasing to 22'8" x 13'2" (7.65m into bay decreasing to 6.91m x 4.01m)
uPVC double glazed rectangular bay window with vertical blinds to the front elevation, wood burning multi-fuel stove. The lounge/diner leads through a rectangular arch to the kitchen.

## KITCHEN

21'2" x 9'3" (6.45m x 2.82m)
Three double glazed Velux roof windows creating superb light flow, recessed ceiling lights, uPVC double glazed French doors lead out to the patio and garden, and a uPVC single door with double glazed insert provides access to the rear. Stunning newly fitted range of contemporary Dove Grey base and wall units with work surfaces, stainless steel five ring gas hob with overhead extractor, double electric tower fan oven, integral dishwasher, space for washing machine, dryer and large American style fridge. Centre island with built-in fridge. Tiled flooring.

## STUDY/FAMILY ROOM

11'9" x 9'5" (3.58m x 2.87m)
uPVC double glazed window to the side elevation and a uPVC double glazed door to side drive, wood laminate floor, combi gas central heating and hot water boiler in fitted cupboard. An ideal room for those working from home or as a family room.

## FIRST FLOOR

## LANDING

uPVC double glazed window to the side elevation.

## BEDROOM 1

11'7" decreasing to 9'2" to wardrobes x 11'4" (3.53m decreasing to 2.79m to wardrobes x 3.45m)
uPVC double glazed window to the front elevation with vertical blinds and built-in double wardrobes.

## BEDROOM 2

13'2" x 10'7" (4.01m x 3.23m)
uPVC double glazed window to the rear elevation with vertical blinds.

## BEDROOM 3

8'5" x 8'1" (2.57m x 2.46m)
uPVC double glazed window to the front elevation with vertical blinds, fitted wardrobe which also houses a radiator creating a superb linen cupboard.

## FAMILY BATHROOM

9'4" x 5'4" (2.84m x 1.63m)
uPVC double glazed window to the rear elevation, contemporary four piece suite in white comprising large independent shower cubicle, paneled bath with 'telephone' taps and shower head, wash hand basin set in vanity storage unit and low level w.c., all beautifully complemented by stunning half white tiling and aqua boarding in the shower. Extractor fan and ladder radiator.

## OUTSIDE

To the front of the property is a newly laid block sett driveway providing ample off-street parking, which continues through a fence and gate to a brick built garage with electric overhead opening door. NB: The garage is not currently accessible for storing a car. Large synthetic polymer coal/log bunker.

## REAR GARDEN

The beautiful West facing rear garden is stunning. Offering a good degree of privacy, it features a large stone patio with railway sleeper inset steps and raised flower borders providing a kaleidoscope of colour and texture. The lawned garden also fringes onto well stocked borders. A great outdoor space for the ever growing family.

## 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 newly installed uPVC Double Glazing.

## TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

## COUNCIL TAX

The Council Tax Band for this property is Band D.

## VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

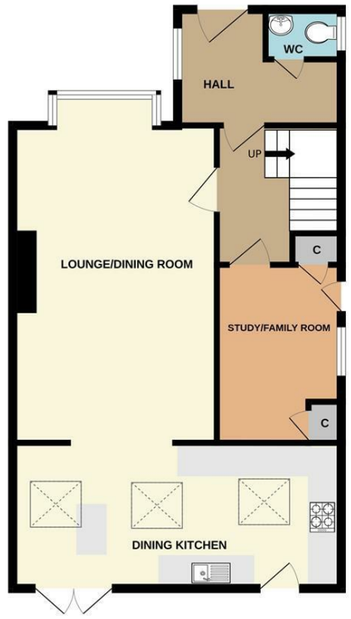
## FINANCIAL SERVICES

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

## EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR




1ST 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.