



Quick & Clarke

PROPERTY SPECIALISTS

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2 White House Close, Willerby HU10 6BQ
Guide Price £340,000

- No onward chain - vacant possession
- 3 bedrooms/2 reception rooms
- Move-in condition
- Generously sized garden
- Cul-de-sac location
- Convenient for amenities
- Off-street parking & garage
- EPC Rating: D
- Council Tax Band: E

A very spacious and beautifully laid out detached bungalow, situated in a superb cul-de-sac position. Benefitting from three bedrooms and two reception rooms, the flexible layout offers an abundance of usable space. A recent addition to the property is a stunning, never-been-used wet room, which complements the separate house cloakroom.

Alongside the oak-fronted breakfast kitchen and large living room, there is a further reception room that provides further versatility to be used as a sitting room or a dining room just off the kitchen. Set on a substantial plot with a large rear garden, the property also benefits from off-street parking and a garage. Offered to the market with no onward chain, viewing is essential.

LOCATION

The property is located on the small cul-de-sac forming White House Close, which lies off the Northern side of Main Street in Willerby. The property is situated in a superb position to access the amenities of Willerby Retail Park and is also a short walk away from Wolfreton School, ensuring that the property could also be of interest to families.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

6'1" x 4'10" (1.85m x 1.47m)
Modern composite front door with obscured glass panels, further window to one side and porcelain tiled floor.

ENTRANCE HALL

Of an L-shape with glass panelled door providing access from the entrance porch. Doors lead off to all of the internal rooms.

CLOAKROOM

5'3" x 2'9" (1.60m x 0.84m)
Two piece sanitary suite comprising back to the unit w.c. and vanity hand wash basin, partially tiled walls and fully tiled floor.

LIVING ROOM

24'11" x 11'7" (7.59m x 3.53m)
A very well proportioned room offering great flexibility of layout. A darkwood fireplace houses an electric fire with marble hearth and back and patio doors to the rear open onto the generously sized rear garden. Further window to the side aspect.

SITTING ROOM/DINING ROOM

10'10" x 10'9" (3.30m x 3.28m)
A further well proportioned reception room which is positioned directly off the kitchen. Dual aspect with windows to both rear and side, the room could also be used as a fourth bedroom should that be required.

KITCHEN

13'8" x 10'9" (4.17m x 3.28m)
A very attractive modern kitchen with oak fronts, laminate work surfaces, ceramic tile splashbacks and matching table, four ring Neff hob with canopy extractor over, integrated oven, microwave, under unit freezer, fridge and space and plumbing for washing machine. Window to the side elevation.

BEDROOM 1

15'1" x 10'11" (4.60m x 3.33m)
A large double bedroom with window to the front elevation.

BEDROOM 2

12'4" x 9'10" maximum (3.76m x 3.00m maximum)
Window to the front elevation.

BEDROOM 3

12'4" x 7'1" maximum (3.76m x 2.16m maximum)
Fitted wardrobes and window to the rear elevation.

WET ROOM

9'1" x 7'9" (2.77m x 2.36m)
A recent addition to the property is a stunning wet room with a back to the wall w.c., wall hung hand wash basin and level access wet room shower, chrome heated towel rail, fully tiled walls and floor and window to the side elevation.

OUTSIDE

The property is situated at the entrance to the cul-de-sac with an area of open plan lawn to the front. To the side a tarmac drive leads up to the garage and provides ample parking for two cars. A timber gate provides access to the rear garden.

The rear garden is generously sized and largely lawned with a brick sett patio adjacent to the living room. There are a number of flower borders, one raised and one laid under slate chippings, and the garden is largely a blank canvas for the next owner.

GARAGE

Of brick construction with up-and-over door, supplied with light and power and with the opportunity for further storage in the roof space.

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.

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