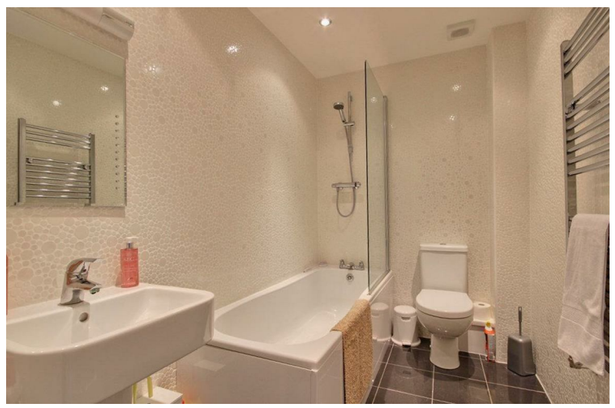

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QUICK&CLARKE

The Property Specialists

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17 Great Gutter Lane East, Willerby HU10 6FL

£255,000

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- Popular location
- Three storey modern townhouse
- Small exclusive mews development
- Three double bedrooms
- Two bathrooms and downstairs WC
- Spacious lounge
- Superb living dining kitchen
- Low maintenance garden and parking
- Council tax band D
- EPC rating awaited

Located within this ever-popular residential area and forming part of this exclusive Beal's mews style development within walking distance of the centre of Willerby. This beautifully presented three storey townhouse has been owned by the current owner since new and now awaits its new family to enjoy living in this deceptively spacious modern house.

The property enjoys entrance hallway, lounge, superb living dining kitchen with built-in appliances, downstairs WC and to the first floor there are two double bedrooms and a modern family bathroom, whilst at second floor is the principal bedroom has walk-in dressing room and en-suite shower room. To the rear is a low maintenance garden and parking.

This lovely home is simply ready to move into!

LOCATION

Great Gutter Lane East connects Willerby Square roundabout to Main Street.

Willerby 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

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation.

LOUNGE

15'6 plus bay x 12'1 (4.72m plus bay x 3.68m)
uPVC double glazed walk-in bay window to the front elevation, modern fireplace with granite back and hearth incorporating electric flame fire, and TV aerial point.

LIVING DINING KITCHEN

15'7 x 15'3 (4.75m x 4.65m)
uPVC double glazed window and uPVC double glazed French doors with skylight above leading out into the rear garden. To the kitchen area there is an extensive range of modern base and wall units with integral and under-unit lighting, worksurfaces and tiled splashbacks. 1 1/4 bowl sink unit, integrated fridge and freezer, integrated dishwasher. Stainless steel single electric fan oven, ceramic hob and stainless steel extractor. Cupboard housing the gas central heating boiler.

DOWNSTAIRS WC

Modern two piece suite in white with low level WC and pedestal wash basin. Access to the understairs storage cupboard.

FIRST FLOOR

LANDING

Staircase leading to the second floor accommodation, uPVC double glazed window to the front elevation.

BEDROOM 2

15'7 x 10'1 (4.75m x 3.07m)
Two uPVC double glazed windows to the rear elevation and fitted storage cupboard.

BEDROOM 3

8'6 x 8' (2.59m x 2.44m)
uPVC double glazed window to the front elevation, mirrored wardrobes providing hanging and storage facilities.

BATHROOM

8'5 x 5'5 (2.57m x 1.65m)
Three piece suite in white enjoys panelled bath with thermostatic shower over and shower screen, low level WC and pedestal wash basin with retro style tiling, extractor and towel radiator.

SECOND FLOOR

PRINCIPAL BEDROOM

17'11 x 11'8 (5.46m x 3.56m)
uPVC double glazed window to the front elevation, sliding doors with mirror fronts provide access to the walk-in dressing room which have clothing rails, shelving, space for a dressing table and skylight.

EN-SUITE

5'10 x 5'7 (1.78m x 1.70m)
Modern three piece suite in white enjoys independent shower cubicle, pedestal wash basin and low level WC, all complemented by retro style tiling.

EXTERNAL

To the front of the property there is a small open plan garden with pathway providing access from the front elevation.

The rear garden is paved for ease of maintenance with fencing and gate to rear, along with parking.

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).

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.

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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