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

QUICK & CLARKE
The Property Specialists

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# 170 Kingston Road, Willerby HU10 6LX

**Offers Over £125,000**

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- GROUND floor apartment
- No forward chain!
- Well presented throughout
- Spacious Lounge Dining Room
- Two Bedrooms
- Modern Kitchen and Bathroom
- Two balconies
- Single Garage and outdoor storage shed
- Viewing is a must
- EPC: C Council Tax: B

Enjoying a superb location this ground floor apartment is offered to the market with no forward chain. The property enjoys well-presented accommodation with Entrance Hallway, Lounge Dining Room, Modern Kitchen, two Bedrooms, modern Bathroom and two Balconies. The apartment also benefits from having a single garage and an outdoor storage shed. Viewing is a must to fully appreciate.

## LOCATION

Located on the roundabout on Kingston Road opposite the Hop Pole and leading onto Gorton Road, conveniently located for all the amenities and facilities that the area has to offer.

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

## ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway having fitted storage cupboard.

## LOUNGE / DINING ROOM

17'11 decreasing to 14'1 x 15'1 max (5.46m decreasing to 4.29m x 4.60m max)
uPVC double glazed picture window to the front elevation, Adam style fire surround with living flame gas fire, TV aerial point and balcony.

## KITCHEN

10'11 x 9' (3.33m x 2.74m)
Fitted white base and wall units with worksurfaces and tiled splashbacks. Stainless steel oven with hob and extractor, sink unit with drainer and free standing fridge freezer. Space and Plumbing for washing machine. uPVC double glazed window and door to the rear elevation with balcony.

## BEDROOM 1

11'11 x 8'11 (3.63m x 2.72m)
uPVC double glazed window to the rear elevation.

## BEDROOM 2

11'5 x 12' (3.48m x 3.66m)
uPVC double glazed window to the front elevation.

## BATHROOM

9'1" x 6'4" (2.77m x 1.93m)
Four piece suite enjoys independent shower cubicle, panelled bath, wash basin and low level WC. Tiled splashbacks to wet areas and uPVC double glazed window to the rear elevation.

## GARAGE, PARKING & OUTSIDE

The property benefits from a single garage providing off-street parking which is located to the rear of the property. There is also courtyard parking for residents on a first come first served basis. The property also has a storage shed.

There are two balconies with the property, one leading from the Lounge and another from the Kitchen.

## AGENTS NOTES

The Freeholder Committee is Residents 160-170 Kingston Road. Freeholders each pay £50 per month or £600 per annum to maintain communal areas and for buildings insurance. No pets and no smokers.

## 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).

The Freehold Residents Committee formed is called Residents 160-170 Kingston Road. Each freeholder pays £50 per month/£600pa to maintain communal areas and external. This also includes the Building Insurance.

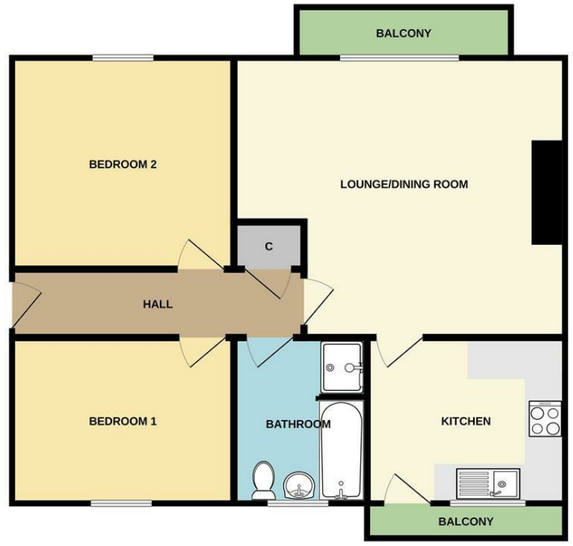
## VIEWING

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

GROUND 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.