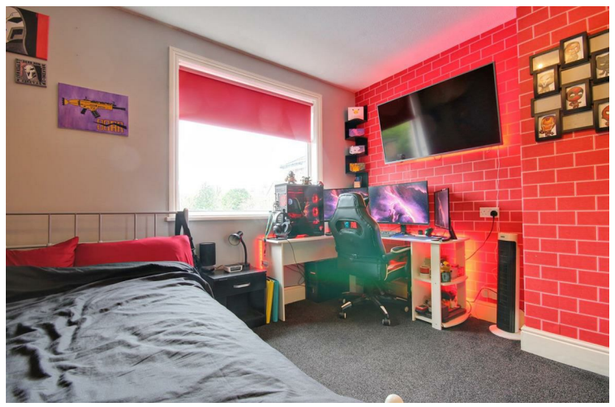

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QUICK & CLARKE
The Property Specialists

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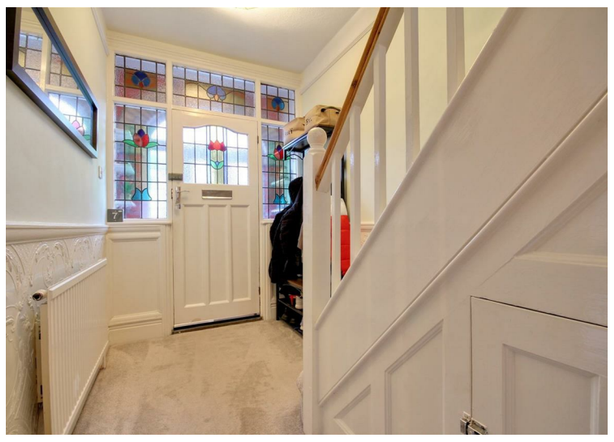

7 Lilac Avenue, Willerby HU10 6AE

Offers Over £280,000

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- Traditional bay fronted semi-detached house
- Beautifully presented throughout
- Vastly extended to the ground floor
- Stunning Living Dining Kitchen
- Rear Lobby with WC off
- Three Bedrooms
- Modern First Floor Bathroom
- Well tended gardens
- Private parking and single garage
- EPC: D

This traditional semi-detached has been beautifully extended to the ground floor and provides stylish elevations throughout! Enjoying a prime position within the heart of this highly regarded residential area, the property boasts uPVC double glazing and gas central heating and in brief comprises Entrance Hallway, Lounge with fireplace, stunning Living Dining Kitchen with a host of built-in and integrated appliances, with central island, bi-folding doors and providing access to the rear Lobby with WC off. Cosy Sitting Room with log burner. To the first floor there are THREE Bedrooms and a modern House Bathroom. There is private parking and also a single Garage. The rear garden provides the perfect area to enjoy outdoor space with the family. This beautifully presented property awaits its new owners to which an early viewing is a must!

LOCATION

Lilac Avenue is located off Kingston Road in Willerby. 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 PORCH

uPVC double glazed French doors open into the entrance porch. A timber door with beautiful original stained glass leaded inserts and side windows leads into the entrance hallway.

ENTRANCE HALLWAY

Having staircase with balustrade leading to the first floor accommodation, and access to the understairs cupboard which houses the utility meters.

LOUNGE

14'7 max x 11'10 (4.45m max x 3.61m)
(14'7 into bay decreasing to 12' x 11'10) uPVC double glazed walk-in bay window to the front elevation, Adam style fire surround with granite back and hearth housing an electric flame fire, picture rail and TV aerial point. A door leads into the sitting room.

SITTING ROOM

14'5 max x 10'7 (4.39m max x 3.23m)
Having inset fireplace housing the log burner with rustic oak beam over, wall mounted TV aerial point. An opening provides access to the living dining kitchen.

LIVING DINING KITCHEN

16'2 x 15'6 (4.93m x 4.72m)
uPVC double glazed window and uPVC double glazed French doors opening out into the rear garden, further uPVC double glazed window to the side elevation and orangery style roof. An extensive range of contemporary light grey gloss base and wall units with quartz worksurfaces and matching upstands. Large induction hob with glass splashback and oversized chimney extractor, integrated single electric fan oven, and oven and microwave combination. Integral fridge, freezer and dishwasher. Large storage drawers and central island providing a great breakfast bar and additional storage facilities with pop-up electric points. Attractive oak flooring flows throughout this area and into the rear sitting room. A door leads from the dining area into the side lobby.

SIDE LOBBY

Composite door opening onto the driveway and access to downstairs WC.

DOWNSTAIRS WC

uPVC double glazed window and low level WC with pedestal wash hand basin.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation and access to loft.

BEDROOM 1

15'4 max x 9'3 (4.67m max x 2.82m)
(15'4 into bay x 9'3 to wardrobes) Fitted wardrobes providing hanging and storage facilities and uPVC double glazed walk-in bay window to the front elevation.

BEDROOM 2

10'9 plus recess x 10'3 (3.28m plus recess x 3.12m)
uPVC double glazed window to the rear elevation, fitted storage cupboard.

BEDROOM 3

8'11 x 7'11 (2.72m x 2.41m)
uPVC double glazed window to the front elevation.

HOUSE BATHROOM

uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys wash hand basin set in attractive vanity unit, low level WC and panelled bath with shower over. Fully tiled walls to wet areas.

OUTSIDE

To the front of the property is a small open plan lawned garden. A private driveway provides off-street parking for several vehicles. Access to the side of the property leads down to the detached garage which has up & over door, power and light.

The rear garden offers a good degree of privacy and has a west facing aspect, and is predominantly laid to lawn providing great outdoor family 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.

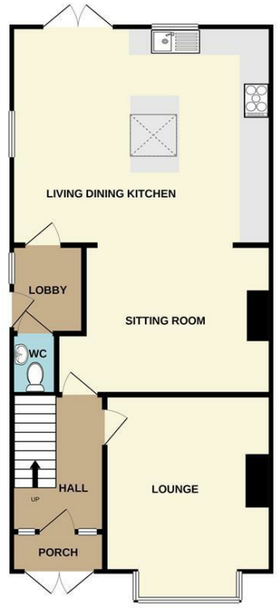
FINANCIAL SERVICES

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 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

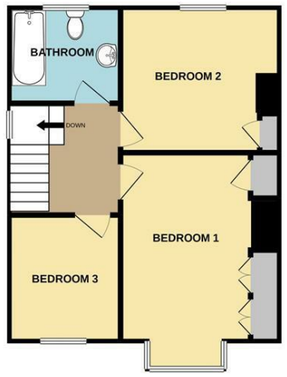
EPC RATING

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.