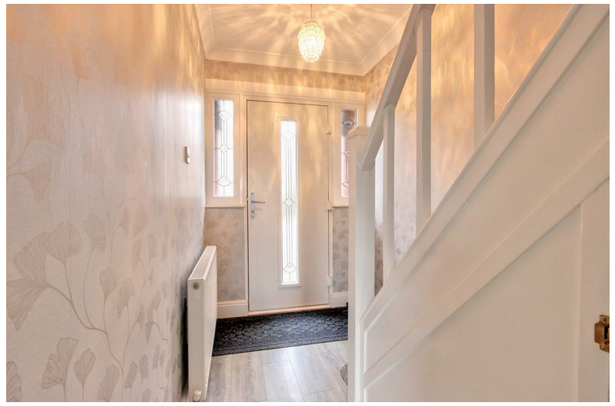


Quick & Clarke
PROPERTY SPECIALISTS

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

12 Trafford Road, Willerby, Hull HU10 6AJ

£160,000

Beverley | Cottingham | Hornsea | Willerby

- Superb plot with side driveway and garage
- No onward chain
- Traditional bay front end townhouse
- Three bedrooms
- First floor modern shower room
- Two reception rooms
- Kitchen with a host of built-in and integrated appliances
- Garden to the rear
- Viewing an absolute must
- Council Tax Band: B EPC: D

We are delighted to present to the market one of the best plots within this popular cul-de-sac boasting a private driveway and attached single garage ! This delightful property is presented to the market with no onward chain and is well presented throughout making an ideal opportunity for a first time buyer or someone looking for a great area, private parking and space and versatility. Well presented throughout the accommodation enjoys welcoming entrance hallway, modern fitted kitchen with built-in appliances and there are two reception rooms interlinked with double doors and to the first floor there are three fitted bedrooms and a modern shower room. There are gardens to the front and rear and a block sett driveway provides off street parking and leads to the attached single garage. Make this your next move - this superb property now welcomes its new owners to which an early viewing is a definite must.

LOCATION

Trafford Road is a small cul-de-sac located just off Kingston Road and this property can be located on the right hand side on entering the cul-de-sac.

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

12'2" x 5'2" (3.71m x 1.57m)
A anthracite grey composite door with glazed inserts and side window leads into the entrance hallway. Wood laminate flooring, staircase to first floor accommodation and access to the understairs storage cupboard which houses the utility meters.

KITCHEN

8'9" x 5'1" (2.67m x 1.55m)
uPVC double glazed window and door to the rear elevation. An extensive range of white contemporary base and wall units with work surfaces and matching upstands. Stainless steel sink unit and stainless steel gas hob, single oven and integrated fridge freezer.

DINING ROOM

11'10" x 10'7" decreasing to 9'2" (3.61m x 3.23m decreasing to 2.79m)
uPVC double glazed window overlooking the rear garden. Double internal oak and glazed doors lead into the sitting room.

SITTING ROOM

13'0" into bay decreasing to 9'11" x 10'6" (3.96m into bay decreasing to 3.02m x 3.20m)
uPVC double glazed walk-in bay window to the front elevation. Modern fireplace with living flame gas fire and TV aerial point.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM 1

13'11" into bay x 8'5" to slide robes (4.24m into bay x 2.57m to slide robes)
Having uPVC double glazed walk-in bay window to the front elevation. Full wall of mirror fronted slide robes providing hanging and storage facilities.

BEDROOM 2

10'11" x 8'2" to wardrobes (3.33m x 2.49m to wardrobes)
uPVC double glazed window to the rear elevation. Fitted wardrobes provide hanging and storage facilities.

BEDROOM 3

7'5" maximum x 5'9" maximum (2.26m maximum x 1.75m maximum)
uPVC double glazed window to the front elevation. Fitted storage cupboard housing gas central heating boiler.

SHOWER ROOM

5'11" x 5'7" (1.80m x 1.70m)
uPVC double glazed window to the rear. Modern three piece suite in white enjoying wash hand basin set in vanity, low level WC and independent shower cubicle, superbly finished with full height tiling.

OUTSIDE

To the front of the property there is a block sett driveway and attached single garage.

There is an enclosed gravel front garden.

The rear garden is lawned with a decking area providing outdoor seating area and has gate to the rear which provides access to the ten foot.

ATTACHED SINGLE GARAGE

With double wooden doors, power and light. Rear personal door leading into the rear garden.

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).

AGENT NOTE

There are some interior photos which have been furnished using AI, this is for guidence only.

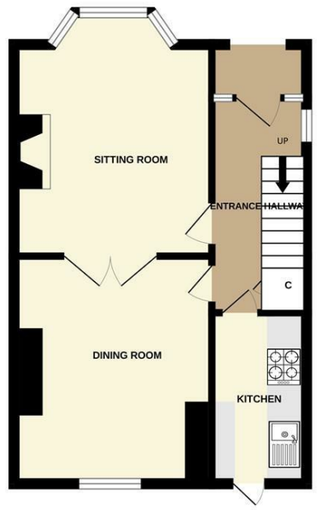
VIEWING

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

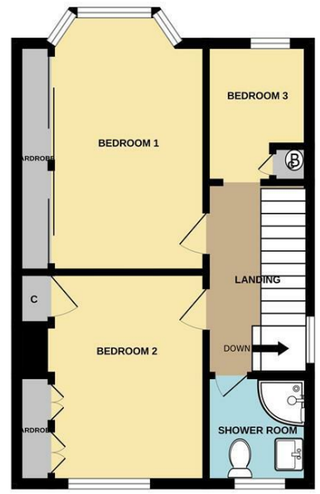
FINANCIAL SERVICES

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



1ST FLOOR



12 TRAFFORD ROAD, WILLERBY, HU10 6AJ

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.