



QUICK & CLARKE
The Property Specialists

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49 Hazelbarrow Drive, Willerby, Hull HU10 6QX
£169,950

- Modern end townhouse
- No onward chain
- Popular location
- Three bedrooms
- First floor modern shower room
- Spacious lounge dining room
- Modern fitted kitchen
- West facing garden
- Single garage to the rear
- Council Tax Band: B EPC Rating: D

Located in this ever popular residential area and presented to the market with no onward chain this aesthetically pleasing end townhouse offers space and versatility and a blank canvas for you to add your own design flairs within and enjoy living in this great location.

The property has been owned by the current family for many years providing a great family home. Well presented throughout the property enjoys entrance hallway with storage cupboard, spacious lounge dining room, modern fitted kitchen with built-in appliances and to the first floor there are three bedrooms and a modern shower room.

The gardens are well tended and west facing with a single garage which is accessed via the ten foot. Viewing is an absolute must to fully appreciate what a superb property this truly is - make this your next move.

LOCATION

The property is located at the Blackthorn Lane end of Hazelbarrow Drive providing easy access to Kingston Road and the amenities of 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 HALLWAY

7'11" x 5'11" (2.41m x 1.80m)
uPVC door with glazed insert and side window leads into entrance hallway. Staircase leading to first floor accommodation. Storage cupboard with coat hanging and housing gas central heating boiler. Door into lounge dining room.

LOUNGE DINING ROOM

23'11" x 13'3" decreasing to 7'11" (7.29m x 4.04m decreasing to 2.41m)
uPVC double glazed windows to both the front and rear elevations. Panelling to one wall of this area and hearth with electric fire. TV aerial point.

KITCHEN

7'11" x 11'3" (2.41m x 3.43m)
uPVC double glazed window and door to the rear elevation accessing the garden. An extensive range of modern oak effect Shaker style base and wall units with large storage drawers, work surfaces and coordinated tiled splashbacks. Electric ceramic hob with stainless steel single electric oven, space and plumbing for washing machine, space for fridge freezer and sink unit with drainer and mixer. Understairs storage cupboard.

FIRST FLOOR

LANDING

With access to loft. Airing cupboard housing immersion heater.

BEDROOM 1

12'5" x 9'1" plus doorwell (3.78m x 2.77m plus doorwell)
uPVC double glazed window to the front elevation. Sliding door wardrobe.

BEDROOM 2

10'4" x 9'2" (3.15m x 2.79m)
With uPVC double glazed window to the rear elevation.

BEDROOM 3

9'6" max x 7'1" max (2.90m max x 2.16m max)
uPVC double glazed window to the front elevation.

SHOWER ROOM

5'9" x 5'7" (1.75m x 1.70m)
uPVC double glazed window to the rear elevation. Fully tiled walls with contrasting tiled floor and modern three piece suite in which enjoys wash hand basin, low level w.c. and independent shower cubicle with electric shower.

OUTSIDE

To the front of the property there is an extensive gravelled front garden. This could lend itself to provide off street parking subject to Building Regulations and application to add a drop kerb.

The rear garden is west facing and extends to the side and is predominantly laid to lawn and offers great outdoor space. At the head of the garden is a single garage which is accessed via the ten foot.

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



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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