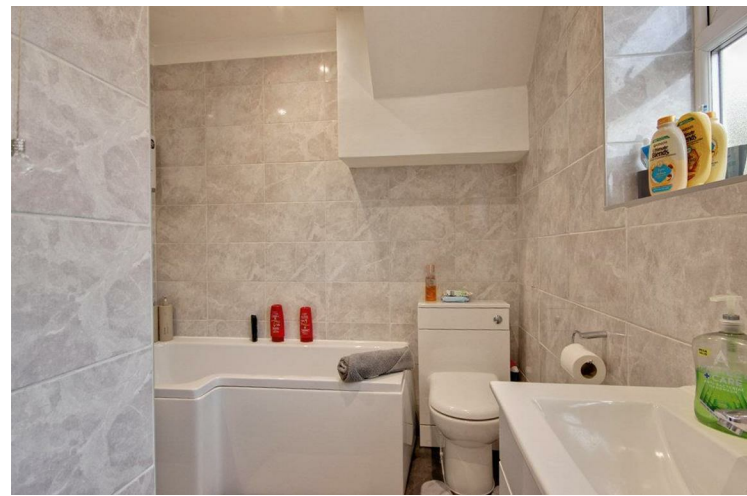




**QUICK & CLARKE**  
The Property Specialists

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



**11 Haydon Close, Willerby HU10 6AB**  
**£279,999**

- Semi-detached family home
- Prime cul-de-sac location
- Four bedrooms
- Spacious lounge
- Modern dining kitchen
- Day room overlooking south facing garden
- Driveway and garage
- Viewing a must
- Council tax band C
- EPC C

Located within this highly regarded residential area and enjoying a prime cul-de-sac location, we are delighted to bring to the market this exceptionally well-presented semi-detached family home.

Having been transformed by the current owners to provide spacious modern accommodation throughout, the property enjoys welcoming entrance hallway, two ground floor bedrooms, spacious lounge, superb dining kitchen with built-in appliances, day room overlooking the rear garden and downstairs bathroom. To the first floor there are two double bedrooms, both of which are fitted, and a separate WC. The property benefits from a good sized south facing garden and a driveway provides off-street parking extending to the front and leading down to a single garage.

Simply ready to move into, we highly recommend a viewing to fully appreciate the wealth of accommodation on offer.

## LOCATION

Haydon Close is located off Beech Avenue off Kingston Road. 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 uPVC door with glazed inserts leads into the entrance hallway having staircase to the first floor accommodation.

### LOUNGE

21' x 12' decreasing to 10'11 (6.40m x 3.66m decreasing to 3.33m)

uPVC double glazed French doors opening into the day room, Velux roof windows creating light flow, recessed fireplace and TV aerial point.

### DINING KITCHEN

24'5 x 11'1 decreasing to 9'7 (7.44m x 3.38m decreasing to 2.92m)

uPVC double glazed windows to both the rear and side elevations, and a uPVC door with glazed inserts leads out onto the driveway. There is an extensive range of shaker style grey fronted base and wall units with contrasting worksurfaces and coordinated tiled splashbacks. Ceramic hob with stainless steel double electric fan oven, integrated dishwasher, integrated fridge freezer, stainless steel 1 1/4 bowl sink unit with drainer and mixer tap and understairs storage cupboard. All beautifully complemented with modern wood laminate flooring.

### DAY ROOM

10'11 x 8'7 (3.33m x 2.62m)

uPVC double glazed French doors opening into the rear garden.

### BEDROOM 1

12'11 x 9'1 (3.94m x 2.77m)

uPVC double glazed window to the front elevation.

### BEDROOM 4

9'7 max x 8'8 (2.92m max x 2.64m)

uPVC double glazed window to the front elevation.

### BATHROOM

uPVC double glazed window to the side elevation. Newly fitted modern white suite has panelled bath, low level WC and pedestal wash basin, all beautifully complemented with modern tiling.

### FIRST FLOOR

#### LANDING

### BEDROOM 2

11'4 x 12'3 (3.45m x 3.73m)

uPVC double glazed window to the front elevation, modern fitted wardrobes providing hanging and storage facilities.

### BEDROOM 3

13'5 into wardrobes x 5'4 increasing to 9'6 (4.09m into wardrobes x 1.63m increasing to 2.90m)

uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

### WC

Accessed from the landing, having two piece modern white suite comprising low level WC and pedestal wash basin.

### EXTERNAL

The property enjoys a driveway which extends to the front and side elevations and leads down to a detached garage with up & over door.

The rear south facing garden is of good proportions and is predominantly laid to lawn.

### 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 C.

### 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 C

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.

While every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metraplan C2023