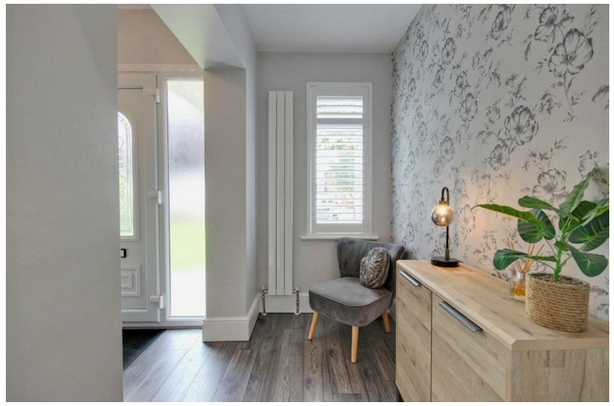


Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

14 Gorton Road, Willerby HU10 6LT

Price £269,995

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

- Semi Detached family home
- Extended
- Superbly presented throughout!
- Lounge with walk-in bay
- Fabulous Living Dining Kitchen with small Sun Room off
- Three Bedrooms
- Modern House Bathroom and downstairs WC
- West facing garden & private driveway
- Viewing is a must
- EPC: C & Council Tax Band C

Located within this popular residential area, we are delighted to offer this modernised, extended and very well presented family home. The property enjoys uPVC double glazing and gas central heating with welcoming Hallway with Study Area off and WC, Lounge with bay window and superb Living Dining Kitchen with Utility Room off. To the first floor there are 3 Bedrooms and a modern House Bathroom. A block sett driveway provides off-street parking. The rear West facing garden is of good proportions and provides great outdoor space. Within walking distance of the local schools, this property is ideal for a growing family. Viewing is a must!

LOCATION
Gorton Road connects Kingston Road with Beverley Road, and is a popular residential area within ease of access to all local amenities and facilities.

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 and 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
A uPVC door with glazed inserts and matching side window leads into:

ENTRANCE HALLWAY
Attractive wood laminate flooring, staircase to the first floor accommodation and access to the understairs storage cupboard which houses the utility meters.

STUDY AREA
uPVC double glazed window to the front elevation; ideal for those working from home. Wood laminate flooring. Access to:

W.C.
Two piece suite comprising wash hand basin set in a vanity unit and low level w.c. beautifully complemented with full height tiling and contrasting tiled floor.

LOUNGE
14'6" into bay x 12'8" (4.42m into bay x 3.86m)
uPVC double glazed walk-in bay window to the front elevation, modern granite fire surround incorporating living flame gas fire, and wall mounted TV aerial point.

LIVING/DINING KITCHEN
Encompassing the rear of the property.

LIVING/DINING AREA
14'9" x 10'1" (4.50m x 3.07m)
Sliding patio doors leading out into the rear garden, remote control contemporary flame effect fire, wood laminate flooring and breakfast bar area. Leading into:

KITCHEN
14'6" x 6'8" (4.42m x 2.03m)
uPVC double glazed window to the rear elevation, superb two tone kitchen units in Anthracite and Dove Grey with contrasting work surfaces, gas hob with extractor, twin stainless steel ovens with integrated stainless steel microwave, one and a quarter bowl sink unit with drainer and mixer, attractive wood laminate flooring, Opening into an area with full height larder fridge and freezer and uPVC double glazed window to the side elevation,

UTILITY ROOM
Leading off the living/dining area with uPVC double glazed window to the rear elevation, space and plumbing for washing machine, gas central heating boiler and space for tumble dryer.

CONSERVATORY
7' x 5'6" (2.13m x 1.68m)
Of a uPVC construction and enjoying splendid undisturbed views over the rear garden. Wood laminate flooring An ideal place to work from home or to simply sit and enjoy garden views.

FIRST FLOOR

LANDING
uPVC double glazed window to the side elevation.

BEDROOM 1
15'3" into bay x 10'6" to wardrobes (4.65m into bay x 3.20m to wardrobes)
Two double wardrobes and wall mounted TV aerial point.

BEDROOM 2
10'7" x 9'6" to wardrobes (3.23m x 2.90m to wardrobes)
uPVC double glazed window to the rear elevation and a full wall of fitted wardrobes comprising three double and a single providing hanging and storage facilities.

BEDROOM 3
9'3" x 6'6" (2.82m x 1.98m)
uPVC double glazed oriel style window to the front elevation.

BATHROOM
uPVC double glazed window to the rear elevation, contemporary three piece suite in white comprising low level w.c, pedestal wash hand basin and shaped bath with shower screen and shower over, towel radiator, fully tiled walls in beautiful grey tiles with contrasting light grey tiled floor.

OUTSIDE
To the front of the property is access to the block sett driveway offering off-street parking.

The lawned garden is well tended and a gate to the side leads into the West facing rear garden, which is of good proportions. Featuring an extensive patio edged with block setts leading down to a sweeping lawn. There is also a detached sectional pebble dash garage situated in the garden providing great storage facilities.

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.

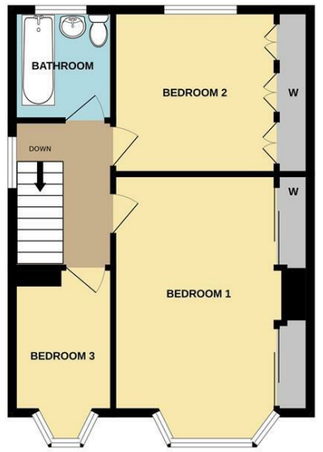
VIEWING
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

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
For full details of the EPC rating of this property please contact our office.

GROUND FLOOR

1ST FLOOR



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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