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QUICK & CLARKE

The Property Specialists

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2 Northstead Close, Willerby HU10 6HP

£239,950

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- Semi-detached true bungalow
- Cul-de-sac location
- No chain!
- Two DOUBLE Bedrooms
- Modern Shower & WC
- Modern Breakfast Kitchen
- Well presented throughout
- Good size garden
- Driveway & Garage
- EPC awaited

This semi-detached true bungalow is presented to the market with no forward chain. Enjoying a prime cul-de-sac position and having been so well looked after by the current owners. The well presented accommodation enjoys uPVC double glazing and gas central heating and in brief has Entrance Porch, Entrance Hallway, spacious Lounge with fireplace, modern Breakfast Kitchen, two DOUBLE Bedrooms, modern Shower Room and separate WC. The driveway leads to the Integral Garage. The gardens are well tended, the rear being of good proportions. This property has such a lovely welcoming feeling when you walk through the doors and an early viewing is a must.

LOCATION

Northstead Close is located off Ashgate Road, which in turn is located off Carr Lane 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

ENTRANCE PORCH

A uPVC double sliding door leads into the entrance porch, tiled floor and hardwood door with glazed inserts leading into the:

ENTRANCE HALLWAY

LOUNGE

17'5 x 11'10 (5.31m x 3.61m)
uPVC double glazed window to the front elevation, granite fireplace incorporating electric flame effect fire, TV aerial point and coving to ceiling.

BREAKFAST KITCHEN

12'9 x 8' (3.89m x 2.44m)
uPVC double glazed window and door to the rear elevation. Modern white shaker style base and wall cupboards with worksurfaces and complementary tiled splashbacks. Sink unit with drainer, space and provision for electric cooking, space and plumbing for washing machine, space for tumble drier and also space for fridge freezer. Fitted larder cupboard providing useful storage facilities.

BEDROOM 1

18'7 x 9'10 (5.66m x 3.00m)
uPVC double glazed window to the front elevation.

BEDROOM 2

10'9 x 9'4 (3.28m x 2.84m)
uPVC double glazed window overlooking the rear garden, fitted wardrobe providing hanging and storage facilities.

SHOWER ROOM

5'10 x 5'9 (1.78m x 1.75m)
uPVC double glazed window to the rear elevation. Modern two piece suite in white enjoys wash hand basin set in attractive vanity unit and independent shower cubicle, tiled to wet areas.

SEPARATE WC

uPVC double glazed window to the rear elevation, low level WC and superb tiled splashbacks.

OUTSIDE

To the front of the property is a driveway leading to the single garage. A gravelled front garden provides a low maintenance aspect with ornamental brick wall to the front perimeter. A wrought iron gate provides access to the side path and gravelled side garden, leading to the main door and also to the rear enclosed garden.

The rear garden features a good sized patio area leading down to a meticulously lawned garden. The borders are beautifully tended and have been well maintained, with an array of established shrubbery and flowering plants.

GARAGE

17' x 8' approx (5.18m x 2.44m approx)
Up & over door, power and light.

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 to be Freehold (to 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

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.