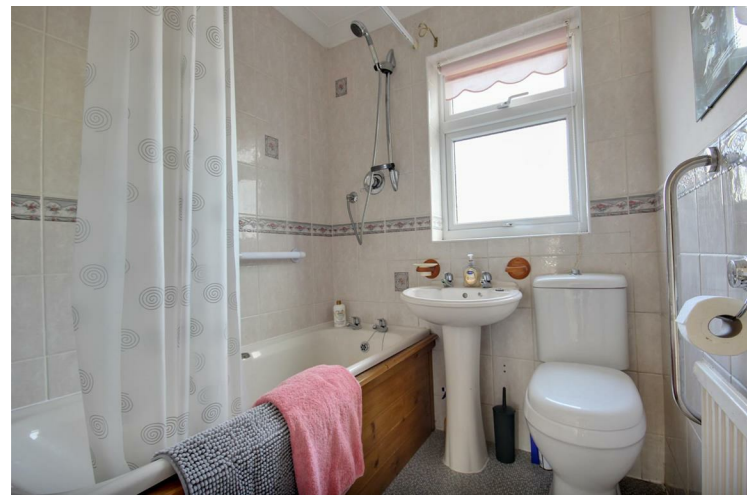




**QUICK & CLARKE**  
The Property Specialists

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



**19 Kingsley Drive, Willerby HU10 6BX**  
**Offers Over £195,000**

- Attractive bay fronted mid town house
- No onward chain
- Spacious Lounge Dining room
- Breakfast Kitchen
- Three Bedrooms (two fitted)
- First floor Bathroom
- Attractive garden
- On street parking available on a first come first served basis & private parking to rear via a ten foot
- So much potential on offer
- EPC: C Council Tax Band B

This bay fronted traditional mid townhouse enjoys a prime, cul de sac location within walking distance of the square. Offered with no onward chain, the property offers space and versatility and a blank canvas for the new owner to add their design flair within and create a stunning home! The property offer space and versatility and enjoys Entrance Hallway, Lounge Dining Room, Breakfast Kitchen and to the first floor three Bedrooms (two of which are fitted) and a modern Bathroom. The garden provides great outdoor space. Parking with a permit, is available on street on a first come first served basis and there is private parking to the rear of the property via a ten foot.

Viewing is a must to fully appreciate the property and the potential within.

## LOCATION

Kingsley Drive is tucked away neatly off Main Street, Willerby within walking distance of the local facilities and shops and Willerby Square.

Willerby/Kirk Ella 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

A UPVc door with glazed inserts leads into the Entrance Hall

### ENTRANCE HALL

15'9" x 5'7" dec 5'2" (4.80m x 1.70m dec 1.57m)  
Staircase with balustrading to the first floor accommodation and understairs storage cupboard which houses the utility meters.

### LOUNGE/DINING ROOM

21'8" x 11'2" dec 10'10" (6.60m x 3.40m dec 3.30m)  
UPVc double glazed walk in bay window to the front elevation and feature window to the rear. Marble fire place with contrasting back and hearth and incorporating a Living Flame fire.

### BREAKFAST KITCHEN

16'5" dec 5'7" x 14'3" dec 6'3" (5.00m dec 1.70m x 4.34m dec 1.91m)  
Being of an L shape. UPVc window to the rear elevation and UPVc door with further window overlooking the rear garden. There is an extensive range of ivory base and wall units with work surfaces and tiled splash backs. Stainless steel four ring gas hob with stainless steel electric oven and concealed extractor. Space and plumbing for slimline dishwasher and washing machine. Space for fridge freezer, one-and-a-quarter bowl sink unit with swan mixer tap and all beautifully complimented with tiled flooring.

## FIRST FLOOR ACCOMMODATION

### LANDING

With access to loft, this has a pull down ladder, the loft area has power and light and Velux roof window. Perspective purchasers should note that this is being marketed as loft space only.

### BEDROOM 1

12'8" into bay x 8'10" to wardrobes (3.86m into bay x 2.69m to wardrobes)  
UPVc double glazed walk in bay window to the front elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

### BEDROOM 2

10'8" x 8'6" to wardrobes (3.25m x 2.59m to wardrobes)  
UPVc double glazed window to the rear elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

### BEDROOM 3

7' x 5'8" (2.13m x 1.73m)  
UPVc double glazed window to the front elevation.

## BATHROOM

5'9" x 5'7" (1.75m x 1.70m)  
UPVc double glazed window to the rear elevation. Three piece modern suite in white enjoys panel bath with thermostat shower over, pedestal wash hand basin and low level WC. To the wet areas there are fully tiled walls with feature decor and border tiling and this is reduced to dado height to the side wall.

## OUTSIDE

To the front of the property is a beautifully maintained cottage style garden with an array of shrubbery and plants. The rear garden is well tended and features a raised decking area with balustrade and steps leading down to a good sized lawned garden which has an all seasons garden with an abundance of planted shrubbery and plants providing a kaleidoscope of colour and texture and a garden pond. The rear garden offers a good degree of privacy.

There is private parking to the rear of the property via a 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 majority uPVC double glazing.

## TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

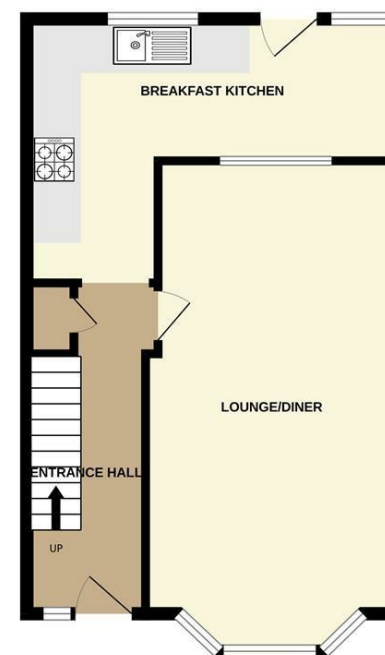
## VIEWING

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

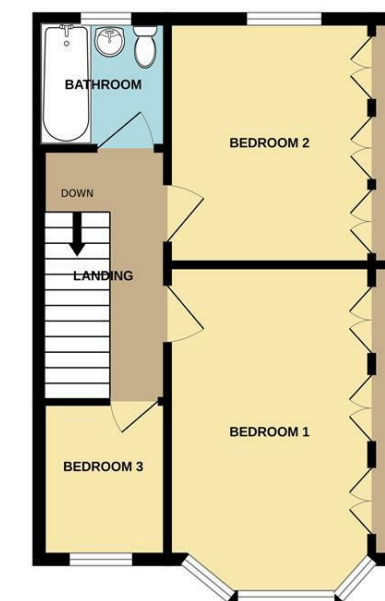
## FINANCIAL SERVICES

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



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 is given as to their operability or efficiency can be given.  
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