



**12 Bromwich Road, Willerby HU10 6SF**  
**Offers Over £145,000**

- Superb traditional end terrace
- No forward chain
- Popular location
- 3 fitted bedrooms
- Ground floor wet room
- Modern kitchen
- Lounge/dining room
- Double garage & South facing garden
- Viewing a must!
- EPC Rating: D Council Tax Band: B

Located within the heart of this ever popular residential area, we are delighted to present to the market this aesthetically pleasing and extended traditional end town house. Offered with no forward chain, the property has provided a superb home for many years to the current family and now awaits its new owners to add their own design flair within and create a superb modern home. The property enjoys uPVC double glazing and gas central heating, and in brief comprises entrance hallway, spacious lounge/dining room, kitchen, a modern wet room and to the first floor three bedrooms, all of which are fitted. The property enjoys a South facing garden and a double garage which is accessed via a tenfoot. Make this your next move - a truly great property in an equally great area!

#### LOCATION

Bromwich Road is situated off Aston Road in Willerby and lies within ease of reach of all the local amenities and facilities that Willerby has to offer.

Willerby is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Lying 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 and side window leads into:

#### ENTRANCE HALLWAY

Staircase leading to the first floor accommodation.

#### LOUNGE/DINING ROOM

15'10" x 11'2" plus recess (4.83m x 3.40m plus recess) uPVC double glazed window to the front elevation, access to the understairs storage cupboard which houses the utility meters and further uPVC double glazed window to the side elevation.

#### KITCHEN

16'1" maximum x 10'5" maximum (4.90m maximum x 3.18m maximum) Being of an L-shape with uPVC double glazed window to the rear and side elevations, uPVC door with glazed inserts leading out into the rear garden, fitted base and wall units in Ivory with tiled splashbacks, sink unit and space and provision for cooking.

#### WET ROOM

Three piece suite comprising walk-in shower area with electric shower, low level w.c. and pedestal wash hand basin, non-slip flooring and extractor.

#### FIRST FLOOR

#### SMALL LANDING AREA

uPVC double glazed window to the side elevation.

#### BEDROOM 1

12'6" x 12'5" to wardrobes decreasing to 9'4" (3.81m x 3.78m to wardrobes decreasing to 2.84m) Sliderobes providing hanging and storage facilities.

#### BEDROOM 2

8'3" decreasing to 5'2" to wardrobes x 9'11" (2.51m decreasing to 1.57m to wardrobes x 3.02m) uPVC double glazed window to the rear elevation and fitted double wardrobe.

#### BEDROOM 3

7'1" x 7' maximum (2.16m x 2.13m maximum) uPVC double glazed window to the rear elevation and fitted wardrobe.

#### OUTSIDE

To the front of the property there is a low maintenance, North facing garden and pedestrian access to the side which is shared with the neighbouring property leading down into the rear garden.

The rear garden is South facing and designed for ease of maintenance. To the head of the garden there is a double garage with up-and-over door which is accessed via the tenfoot.

#### 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



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. Made with Metropix C0204