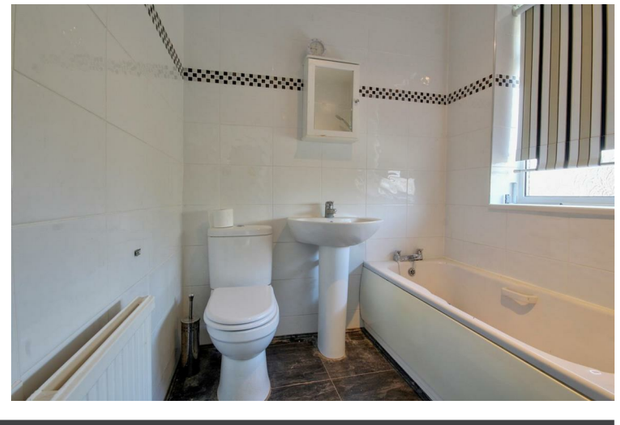

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QUICK & CLARKE
The Property Specialists

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East Riding of Yorkshire HU10 6AD
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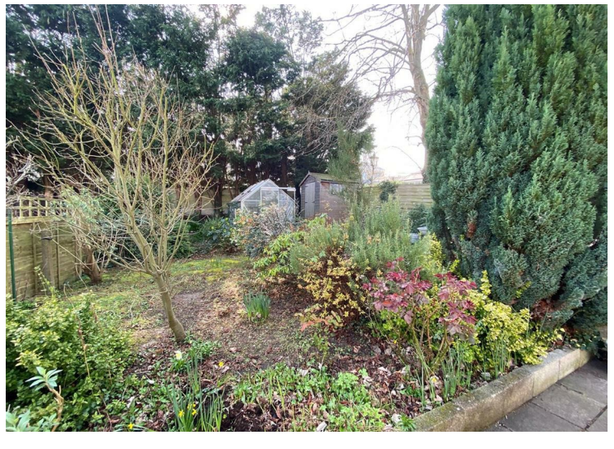

32 Well Lane, Willerby HU10 6HB

Offers Over £220,000

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- Semi detached family home
- Close to Willerby's amenities
- No forward chain
- Three bedrooms
- Four piece first floor bathroom
- Two reception rooms
- Kitchen and garden room
- Well tended gardens and garage
- Awaiting cosmetic enhancement
- EPC - awaited

Located within this popular residential area for families within close proximity to the secondary school, we present to the market this aesthetically pleasing and deceptively spacious semi detached property. Offered with no forward chain the property enjoys majority uPVC double glazing and gas central heating and offers a blank canvas for the discerning purchaser to add their own design flair within. A welcoming entrance hallway greets you and leads to downstairs WC, two reception rooms, kitchen and garden room, whilst at first floor there are three bedrooms, one of which is fitted, and a modern four piece family bathroom. There are well tended gardens to the front and rear, a private driveway which extends to an additional gravelled parking area to the front and a brick built single garage. Awaiting its new owners, an early viewing is a must.

LOCATION

Located on Well Lane which is accessed via both The Parkway and Main Street. 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 PORCH

A uPVC door with glazed inserts leads into entrance porch with uPVC double glazed window to the front elevation.

ENTRANCE HALLWAY

Staircase with balustrade leading to the first floor accommodation and access to the understairs storage cupboard.

WC

Window to the front elevation. Two piece suite has pedestal wash hand basin and low level WC.

LOUNGE

14' x 12' (4.27m x 3.66m)
Sliding patio doors leading into the garden room, fireplace and TV aerial point.

DINING ROOM

18'8 x 11' max (5.69m x 3.35m max)
uPVC double glazed window to the front elevation and useful storage cupboard. A door leads into:

KITCHEN

11'6 x 8'1 (3.51m x 2.46m)
uPVC double glazed window to the rear elevation. Fitted base and wall units with white fronts, contrasting worksurfaces and coordinating tiled splashbacks, 1 1/4 bowl sink unit with drainer, gas hob with single electric oven, space and plumbing for washing machine. A door leads into:

GARDEN ROOM

A lean-to room with sliding patio door opening onto the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to the front elevation. Access to loft which has pull down ladder. The loft area is boarded but used as loft space only.

BEDROOM 1

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

BEDROOM 2

12'2 x 10'10 (3.71m x 3.30m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

9'6 x 6'2 plus recess (2.90m x 1.88m plus recess)
uPVC double glazed window to the front elevation.

BATHROOM

7'6 x 6'2 (2.29m x 1.88m)
uPVC double glazed window to the front elevation. Four piece suite enjoys pedestal wash hand basin, panelled bath, independent shower cubicle and low level WC, complemented with tiled splashbacks.

EXTERNAL

To the front of the property there is a small well maintained planted garden with side driveway and additional gravelled parking space. There is a brick built single garage with up & over door.

The rear south facing garden is designed for ease of maintenance, has an array of shrubbery and plants, and offers a relatively good degree of privacy.

AGENT'S NOTE

The previous Willerby Manor Hotel is located next door to the property and we are informed that there has been a planning application submitted for a private residential development. Further details can be obtained from East Riding of Yorkshire Council.

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).

COUNCIL TAX

We believe 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 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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