



QUICK & CLARKE
The Property Specialists

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5 The Lawns, Hull HU10 7HD
£289,950

- Cul-de-sac location
- Detached true Bungalow
- Two interlinking Bedrooms
- Beautiful roll top bath
- Additional modern shower room
- Lounge
- Dining room leading off the modern kitchen
- Superbly tended gardens
- Block sett driveway & detached garage
- EPC Rating D : Council Tax band C

Enjoying a prime cul de sac location, this beautiful detached true bungalow is one to most certainly view! Superbly presented throughout. With uPVC double glazing and gas central heating the property enjoys Entrance Hallway, spacious Lounge, Kitchen with archway with Dining room, Two interlinking Bedrooms and stunning Bathroom with roll top bath and additional modern shower room.

The gardens are such a welcoming space, beautifully tended and private. A block sett driveway providing off street parking for several vehicles and a single detached garage.

Viewing is an absolute must!

LOCATION

The Lawns is located off the Beverley Road roundabout and is a small cul-de-sac ideally positioned for ease of access to local amenities.

The property is located within the popular village of Anlaby. In the village there are a variety of shopping facilities and the property is also well placed for access to Morrisons, Waitrose and Sainsburys supermarkets. There is good public transportation which runs through the village with good road access to both Hull city centre and the region's motorway network.

THE PROPERTY COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into the entrance hallway.

ENTRANCE HALLWAY

Having a feature window to the side and doors leading into the kitchen.

KITCHEN

17'7 x 9'3 (5.36m x 2.82m)
uPVC double glazed window overlooking the rear garden. An extensive range of ivory gloss base and wall units with wood effect work surfaces, sink unit with drainer and mixer, space and provision for gas cooking and space for fridge freezer. An archway leads into the dining room. Wood laminate flooring flows throughout this area

DINING ROOM

9'4 x 7'9 (2.84m x 2.36m)
uPVC sliding patio doors open out into the rear garden, wall mounted TV aerial point. Wood laminate flooring flows throughout this area.

SHOWER ROOM

8'10 max x 5'11 max (2.69m max x 1.80m max)
A modern three piece suite in white enjoying uPVC double obscure glazed window to the rear elevation, walk-in shower cubicle with thermostat shower, low level WC, hand wash basin and towel radiator. Extractor.

LOUNGE

18'4 x 10'3 (5.59m x 3.12m)
uPVC double glazed windows to the front elevation, feature fireplace with marble back and hearth and incorporating a flame effect fire with chrome surround. Dado rail, coving to ceiling and TV aerial point.

BEDROOM 1

14'8 x 10'2 (4.47m x 3.10m)
uPVC double glazed window to the side elevation. Double folding doors leading to:

BEDROOM 2

12' x 9'2 (3.66m x 2.79m)
uPVC double glazed window to the rear elevation, wall mounted gas central heating boiler.

***If perspective buyers wanted to re-install the stooing wall by removing the doors, this could quite easily be done.

BATHROOM

6'4 x 6'4 (1.93m x 1.93m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys stunning roll edge bath with chrome claw feet, wash hand basin and low level WC. The walls are tiled to wet areas with feature border tiling and attractive ebony wood laminate flooring.

OUTSIDE

To the front of the property there is a block sett driveway providing parking for several vehicles. A side path leads into the kitchen door with gated entry leading into the beautiful rear garden. The south westerly facing rear garden is stunning with extensive patio area, meticulously lawned and edged garden with central planted feature and surrounded by well stocked borders providing an all seasons garden.

There are two timber sheds, one of which has space and plumbing for a washing machine and space for tumble dryer.

The detached garage has up-and-over door and power and light with side personal door leading out into the rear garden. There is additional private parking in front of the garage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system. The Boiler was replaced eighteen months ago and is in warranty. The paperwork is available to view in the Willerby office.

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).

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



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.

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