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QUICK&CLARKE

The Property Specialists

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40 Lime Avenue, Willerby HU10 6LA

£300,000

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- Detached true bungalow
- Popular location
- No forward chain
- Stunning south facing rear garden
- Two double bedrooms
- Modern shower room
- Spacious lounge and conservatory
- Side driveway and garage
- So much potential
- Council tax band D EPC C

Located within this highly regarded residential area and brought to the market with no onward chain, this detached true bungalow offers so much!

With a stunning large south facing garden, the property enjoys uPVC double glazing and gas central heating and in brief has entrance porch, spacious entrance hallway, good size lounge with sliding doors leading into the conservatory enjoying splendid views over the rear garden, kitchen, two double bedrooms, one of which is fitted, and a modern remodelled shower room. There is a side driveway accessed via wrought iron gates which provides off-street parking for several vehicles and leads down to a detached garage. The garden is stunning, with greenhouse and sheds, this property offers so much scope for either family or retirement. An early viewing is definitely a must.

LOCATION

This property is located on Lime Avenue which is accessed from Carr Lane and The Parkway, ideally positioned in the heart of 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

uPVC double glazed French doors open into the porch with a door leading into:

ENTRANCE HALLWAY

Access to loft and useful meter/storage cupboard.

LOUNGE

16'8 x 12'6 (5.08m x 3.81m)
uPVC double glazed window to the side elevation and sliding door into the conservatory, along with a TV aerial point.

CONSERVATORY

10'11 x 11'8 (3.33m x 3.35m)
Being of a uPVC and brick construction with French doors opening out into the rear garden, enjoying undisturbed views over the garden and having an attractive tiled floor.

KITCHEN

9'2 x 9'2 (2.79m x 2.79m)
uPVC double glazed window and door to the rear elevation. An extensive range of fitted cupboards with worksurfaces and fully tiled , provision for cooking, sink unit with drainer, space and plumbing for washing machine.

BEDROOM 1

15'4 into bay decreasing to 14'10 x 12'5 (4.67m into bay decreasing to 4.52m x 3.78m)
uPVC double glazed walk-in bay window to the front elevation, fitted wardrobes providing hanging and storage facilities and full wall of free-standing wardrobes.

BEDROOM 2

11' x 9'11 (3.35m x 3.02m)
uPVC double glazed window to the front elevation.

SHOWER ROOM

8'3 x 6'11 (2.51m x 2.11m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys independent shower cubicle, low level WC and pedestal wash basin. Fully tiled

OUTSIDE

To the front of the property is an enclosed garden designed for ease of maintenance with a superb planted area. Double wrought iron gates provide access to the gravelled driveway which leads down the side of the property providing off-street parking for several vehicles.

The large rear south facing garden is in two sections with patio area leading down to a sweeping lawn. A wooden pergola archway leads to a further garden area with cherry blossom and an array of shrubbery and plants. The rear garden also has a potting shed and two timber sheds. A truly beautiful garden providing great outdoor space.

GARAGE

Detached brick built garage with double doors, 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 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

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.