Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

# 12 Fisher Close, Willerby HU10 6HA

**£240,000**

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Detached true bungalow
- Head of cul-de-sac location
- No forward chain
- Two fitted bedrooms
- Modern shower room
- Spacious lounge dining room
- Conservatory
- Low maintenance gardens
- Driveway and garage
- EPC - E

Enjoying a prime head of cul-de-sac location within this highly regarded residential area and brought to the market with no forward chain, we are delighted to offer this amazing detached true bungalow. Beautifully presented throughout and enjoying uPVC double glazing and gas central heating with over 800 square feet of spacious versatile accommodation.

Entrance hallway with two storage cupboards, two double bedrooms both with fitted wardrobes, modern shower room, spacious lounge dining room, modern fitted kitchen with built-in appliances and conservatory enjoying splendid views over the rear garden. The garden is designed for ease of maintenance and provides great outdoor space. The bungalow also benefits from a private driveway and a single garage.

This turnkey property awaits its new owners and an early viewing is a must!

## LOCATION

Fisher Close is located off Ellerker Rise which is accessed via Well Lane. 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 HALLWAY

A uPVC door with glazed inserts at the side of the property leads into the entrance hallway which has two useful storage cupboards.

## LOUNGE DINING ROOM

24'7 x 11'10 decreasing to 8'11 (7.49m x 3.61m decreasing to 2.72m)
Enjoying two uPVC double glazed picture bay windows to the front elevation, granite fireplace with living flame gas fire and TV aerial point.

## KITCHEN

11'10 x 8'4 (3.61m x 2.54m)
An extensive range of modern ivory base and wall units, incorporating a double glass display unit, with worksurfaces and tiled splashbacks, high level uPVC double glazed window to the side elevation and French doors opening into the conservatory. Attractive wood laminate flooring, porcelain sink unit with drainer and mixer tap, space and plumbing for washing machine. Stainless steel double oven with stainless steel hob, integrated fridge freezer.

## CONSERVATORY

8'9 x 9'6 (2.67m x 2.90m)
Of a uPVC and brick construction with wood laminate flooring, French doors to garden and lovely garden views.

## BEDROOM 1

10'8 to wardrobes x 8'4 (3.25m to wardrobes x 2.54m)
Modern fitted wardrobes providing hanging and storage facilities, uPVC double glazed window to the side elevation.

## BEDROOM 2

9'4 x 8'6 (2.84m x 2.59m)
uPVC double glazed window to the side elevation and fitted wardrobe providing hanging and storage facilities.

## SHOWER ROOM

8'7 x 6'3 (2.62m x 1.91m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys independent shower cubicle, pedestal wash hand basin and low level WC. Beautifully finished off with full height white tiling and attractive chrome edged mosaic border tiling.

## EXTERNAL

To the front of the property is a low maintenance gravelled garden with planted areas. Parking is provided to the front and also via the side driveway which leads down to the detached garage.

The rear garden has been designed for ease of maintenance and has a paved patio area, fenced boundaries and a good degree of privacy.

## GARAGE

17' x8'7 (5.18m x2.62m)
A detached garage with up & over door, 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).

## COUNCIL TAX

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

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 ©2022