



**QUICK & CLARKE**  
The Property Specialists

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**65 Oaklands Drive, Willerby HU10 6BJ**  
**£270,000**

- Detached family home
- Popular small development
- No forward chain
- In need of cosmetic modernisation
- Four bedrooms / two bathrooms
- Three receptions
- Driveway and garage
- Lots of potential on offer
- Council tax band E
- EPC rating D

Located within this highly regarded small residential development and brought to the market with no forward chain, this detached four bedroomed house now awaits its new family. Offering a blank canvas to create a superb home with some cosmetic modernisation required.

The property enjoys entrance hallway, downstairs WC, lounge, dining room, traditional fitted kitchen with breakfast room off, utility room and conservatory. To the first floor there are four bedrooms, bedroom 1 with en-suite shower room, and a family bathroom. With gardens to the front and rear and a private driveway providing off-street parking for several vehicles along with a single integral garage.

It goes without saying that viewing is a must to fully appreciate the potential on offer!

## LOCATION

Oaklands Drive is located off Beverley Road in 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

### GROUND FLOOR

#### ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway having wood laminate flooring, stairs to the first floor and understairs storage cupboard.

#### DOWNSTAIRS WC

Window to the front elevation, low level WC and wash basin.

### LOUNGE

18'2 x 11'4 (5.54m x 3.45m)  
Double doors from the entrance hallway, uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed window to the side elevation. Wood laminate flooring, Adam style fire surround with living flame gas fire and TV aerial point. Further double doors lead into the dining room.

### DINING ROOM

11'11 x 9'2 (3.63m x 2.79m)  
uPVC double glazed picture window overlooking the rear garden and wood laminate flooring.

### KITCHEN

11'8 x 8'1 (3.56m x 2.46m)  
uPVC double glazed window to the rear elevation and tiled floor. Fitted base and wall units in a traditional oak finish with worksurfaces and splashbacks, double oven with gas hob, sink unit with drainer. An archway leads into the breakfast room.

### BREAKFAST ROOM

7'11 x 6'10 (2.41m x 2.08m)  
Tiled floor, door into the utility room and sliding doors into the conservatory.

### UTILITY ROOM

7'11 x 7'6 (2.41m x 2.29m)  
Window to the side elevation, fitted units, gas central heating boiler, sink unit with drainer, space and plumbing for washing machine.

### CONSERVATORY

12'5 x 7' (3.78m x 2.13m)  
Of uPVC and brick construction with French doors opening to the rear garden.

### FIRST FLOOR

#### LANDING

Sealed unit double glazed window to the side elevation, linen cupboard and access to loft.

#### BEDROOM 1

11'2 x 12' max (3.40m x 3.66m max)  
(11'2 x 12' into doorwell decreasing to 10' decreasing to 8'2 to wardrobes) Two uPVC double glazed windows to the front elevation, mirror fronted sliderobes provide hanging and storage facilities.

#### EN-SUITE

Double glazed window to the side elevation, storage cupboard, independent shower cubicle and vanity unit housing the low level WC and wash basin, tiling to wet areas.

#### BEDROOM 2

11'6 decreasing to 9'11 x 10'4 (3.51m decreasing to 3.02m x 3.15m)  
uPVC double glazed window to the rear elevation.

#### BEDROOM 3

8'1 x 7'5 (2.46m x 2.26m)  
uPVC double glazed window to the front elevation and wood laminate flooring.

### BEDROOM 4

7'7 x 7'2 (2.31m x 2.18m)  
uPVC double glazed window to the rear elevation.

### BATHROOM

Three piece suite in white enjoying panelled bath, low level WC and wash basin set in vanity unit. Fully tiled walls with border tiling and extractor.

### EXTERNAL

To the front of the property is a lawned garden with a driveway to the side providing off-street parking for several vehicles and leading to the single integral garage which has up & over door. A gated side entry leads into the rear garden which is predominantly laid to lawn.

### 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 E.

### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an 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 Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

### EPC RATING

For full details of the EPC rating of this property please contact our office.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 C2023