



**QUICK & CLARKE**  
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**10 Burdon Close, Willerby HU10 6QZ**  
**£210,000**

- Modernised end town house
- Head of cul-de-sac position
- Beautiful plot
- Double garage via tenfoot
- Detached summer house in garden
- 3 bedrooms
- Modern shower room
- 3 reception areas
- Viewing an absolute must!
- EPC Rating: C; Council Tax Band: B

This end town house has been enhanced by the current owners to provide superb modern living sat on a superb plot! Located in this prime head of cul-de-sac position, this well presented property enjoys entrance hallway with storage cupboard, spacious lounge leading to a sitting/dining room, breakfast kitchen with built-in appliances and to the first floor there are three bedrooms, all with fitted cupboards, and a modern shower room. The beautifully presented gardens encase the property with a double garage accessed via a tenfoot and a detached summer house/garden room in the garden. This is currently used as treatment room but will be ideal for entertaining or working from home. Simply ready to key turn and move in, early viewing is a definite must to avoid disappointment.

## LOCATION

Burdon Close is located off Hazelbarrow Drive, which is situated off Wolfreton Road and lies within ease of reach of the amenities 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

### GROUND FLOOR

A uPVC door with glazed inserts and side window leads into:

### ENTRANCE HALLWAY

Having fitted storage cupboard, staircase leading to the first floor accommodation and wood laminate flooring.

### LOUNGE

16'5" x 13'3" maximum (5.00m x 4.04m maximum) Opening to the sitting/dining room, modern fireplace with living flame gas fire and TV aerial point.

### SITTING/DINING ROOM

20'3" x 8'2" maximum (6.17m x 2.49m maximum) uPVC double glazed windows to the rear and side elevations, attractive wood laminate flooring throughout and opening into:

### BREAKFAST KITCHEN

19'2" maximum x 8'7" (5.84m maximum x 2.62m) uPVC double glazed window and door to the rear elevation, an extensive range of white fitted base and wall units with work surfaces and coordinating tile splashbacks, double under counter oven with ceramic hob and extractor, space and plumbing for washing machine, sink unit with drainer, attractive wood laminate flooring and access to understairs storage cupboard.

## FIRST FLOOR

### LANDING

Access to loft.

### BEDROOM 1

12'9" to wardrobes x 9'1" plus door well (3.89m to wardrobes x 2.79m plus door well) uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

### BEDROOM 2

9'1" to wardrobes x 7'10" plus door well (2.79m to wardrobes x 2.41m plus door well) uPVC double glazed window to the rear elevation and fitted double wardrobe.

### BEDROOM 3

9'5" x 6'10" (2.87m x 2.08m) uPVC double glazed window to the front elevation. Double sliding wardrobes.

## SHOWER ROOM

8'6" x 5'8" (2.59m x 1.73m) uPVC double glazed window to the rear elevation, three piece modern suite in white comprising vanity unit housing wash hand basin, low level w.c. and generously sized walk-in shower cubicle, towel radiator and splashbacks.

## OUTSIDE

To the front of the property is a cottage style garden with an array of shrubbery and plants including a beautiful rose tree. A gate to the side leads into the rear garden.

The garden is beautifully tended and predominantly laid to lawn with two patios directly beyond the rear door. There is a detached summer house/garden room in the garden with uPVC double glazed French doors, power and light. Currently used as a therapy room, this would make an ideal place for working from home or indeed for entertaining. To the head of the garden is a double garage which is accessed via the tenfoot. The garage has up-and-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).

## VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.



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 floorplans 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepx 10000