





The Property Specialists

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120 Carr Lane, Willerby HU10 6JX
£275,000

- Traditional semi detached house
- No Onward Chain
- In need of cosmetic modernisation
- So much potential on offer
- Two receptions
- Three Bedrooms
- South facing garden
- Side Driveway & Single garage
- Viewing a must to appreciate potential
- EPC: D Council Tax: D

Enjoying a prime location with south facing rear garden, this aesthetically pleasing traditional semi detached house is offered to the market with no onward chain. Enjoying majority uPVC double glazing and gas central heating, the accommodation has in excess of 1,000 square feet and offers a blank canvas to add your own design flair within and create a superb family home. With Entrance Hallway, Two receptions with French doors opening out in to the garden, Kitchen and to the first floor the Landing leads to THREE Bedrooms and a Shower room with separate WC. A side driveway provides off street parking and leads to the single garage. The well tended garden provides great outdoor space for outdoor enjoyment. Viewing is a must to appreciate the scope.

LOCATION

Located on Carr Lane which is a popular address to have with ease of access to the schools and connecting Willerby Square to The Parkway. 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 leads into:

ENTRANCE HALLWAY

13'1 x 7' (3.99m x 2.13m)
Window to the side elevation, staircase with balustrade leading to the first floor accommodation and storage cupboard.

LOUNGE

14'7 into bay decreasing to 12' x 12' (4.45m into bay decreasing to 3.66m x 3.66m)
uPVC double glazed walk-in bay window to the front elevation, recessed fireplace with living flame gas fire.

REAR DAY ROOM

16'10 x 12' (5.13m x 3.66m)
Having been extended, with uPVC double glazed French doors opening out into the rear garden, wooden fire surround with gas heater.

KITCHEN

12'8 x 7' (3.86m x 2.13m)
uPVC double glazed windows to the rear and side elevations. Fitted base and wall units in cream edged in wood with wood effect worksurfaces and tiled splashbacks. Single electric oven with space for microwave, gas hob and extractor, stainless steel double sink unit with drainer, space and plumbing for dishwasher. Access to a pantry which has a window to the rear elevation and is shelved for storage.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation. Access to the loft which has pull down ladder and is boarded out.

BEDROOM 1

15'7 into bay decreasing to 12' x 10'4 (4.75m into bay decreasing to 3.66m x 3.15m)
uPVC double glazed bay window to the front elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

12'2 x 11'11 (3.71m x 3.63m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

8'10 decreasing to 6'11 x 6'11 (2.69m decreasing to 2.11m x 2.11m)
uPVC double glazed oriel window to the front elevation and fitted storage cupboard.

SHOWER ROOM

7'1 x 6'9 (2.16m x 2.06m)
uPVC double glazed windows to the rear and side elevations. Two piece suite in white has walk-in shower cubicle and wash basin set in vanity, all beautifully complemented with fully tiled walls to wet areas with mosaic border feature.

SEPARATE WC

uPVC double glazed window to the side elevation and low level WC.

OUTSIDE

To the front of the property there is a private drive which provides off street parking for several vehicles and leads down to a detached garage which has electricity and plumbing laid on.

The rear south facing garden is of good proportions and features a raised patio area leading down to a meticulously lawned garden with well stocked borders providing a kaleidoscope of colour and texture. A timber shed provides further garden storage. A great outdoor space for family living.

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 majority 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



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 ©2024