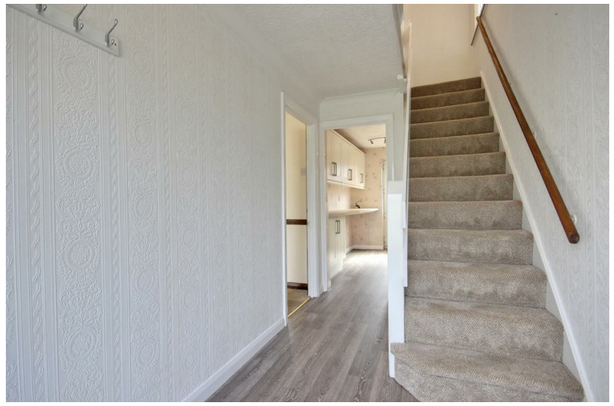


Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

45 Kerry Drive, Hull HU10 7NB

£229,950

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

- Semi-detached family home
- In need of modernisation
- No onward chain
- Three fitted bedrooms
- First floor bathroom
- So much scope on offer
- Low maintenance rear garden
- Side driveway and garage
- Viewing a must !
- Council Tax Band: C EPC Rating: TBC

Located within this highly regarded residential area presented to the market with no onward chain this aesthetically pleasing semi-detached house now awaits its new owners to cosmetically update and create modern family living at its very best.

The property has uPVC double glazing and in brief enjoys entrance hallway, fitted kitchen, lounge dining room with feature fireplace, three fitted bedrooms and a first floor bathroom. Low maintenance attractive garden to the rear, garden to front, side driveway and brick built garage.

It goes without saying that this property warrants an internal viewing to fully appreciate the opportunity which is on offer.

LOCATION

Kerry Drive is located off Mill Lane and Valley Drive and is ideally located for local amenities and facilities.

Lying within close proximity to the local amenities and facilities that both Willerby and Kirk Ella have to offer to include the local Waitrose supermarket. Lying within close proximity to the city centre of Hull where an extensive range of amenities and facilities can be located to include main line railway station and bus service station. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

13'7" x 6'1" (4.14m x 1.85m)
A uPVC door with glazed inserts leads into the entrance hallway. Attractive wood laminate flooring flows throughout this area and staircase with balustrade leads to the first floor accommodation.

LOUNGE DINING ROOM

24'1" x 10'4" decreasing to 8'10" (7.34m x 3.15m decreasing to 2.69m)
uPVC double glazed window to the front and rear elevation with uPVC personal door leading out from the rear. Modern fire surround with living flame fire and tv aerial point.

KITCHEN

10'0" x 7'4" (3.05m x 2.24m)
With uPVC double glazed window and door to the rear and side elevations. Fitted base and wall units in ivory Shaker style with work surfaces. Gas hob and single electric oven. Breakfast bar, wall mounted gas water heater and sink unit with drainer and mixer tap. Space for undercounter fridge and separate freezer.

FIRST FLOOR

LANDING

With access to loft and uPVC double glazed window to the side elevation.

BEDROOM 1

13'0" maximum x 8'1" to wardrobes (3.96m maximum x 2.46m to wardrobes)
uPVC double glazed window to front elevation. Full room of fitted bedroom furniture with drawers and seating to the window area. Full wall of fitted wardrobes and bedside table to the opposite side.

BEDROOM 2

10'9" x 8'2" to wardrobes (3.28m x 2.49m to wardrobes)
uPVC double glazed window to the rear elevation. Wood laminate flooring and fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

9'8" x 6'6" maximum (2.95m x 1.98m maximum)
uPVC double glazed window to the front elevation. Fitted wardrobe providing hanging and storage facilities.

BATHROOM

6'4" x 5'4" (1.93m x 1.63m)
uPVC double glazed window to the rear elevation. Three piece suite in white has panelled bath, pedestal wash hand basin and low level w.c. Fully tiled walls in two-tone tiling with border tiling.,

OUTSIDE

To the front of the property there is a lawned garden with planted areas. A side driveway provides off street parking for several vehicles and leads down under a cover car port to the brick built garage.

The rear garden is beautifully tended and designed for ease of maintenance with a raised gravelled garden, raised patio and raised planted borders. The rear garden offers a relatively good degree of privacy.

GARAGE

18'6" x 8'6" (5.64m x 2.59m)
With up and over door, power and light.

SERVICES

All mains services are available or connected to the property.

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).

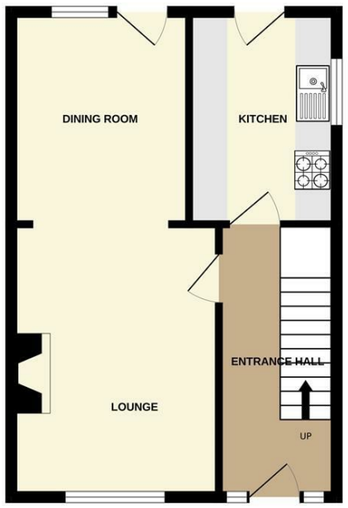
VIEWING

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

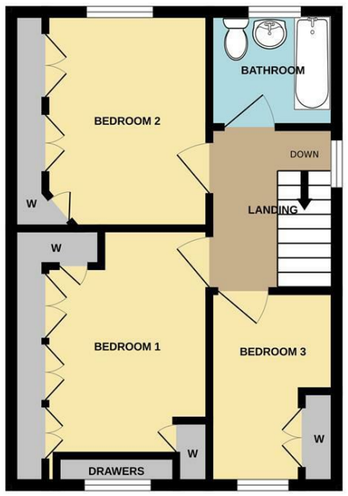
FINANCIAL SERVICES

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



1ST 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 ©2025