



QUICK & CLARKE
The Property Specialists

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6 Regent Close, Willerby HU10 6HJ
£340,000

- Detached true bungalow
- No onward chain!
- Cul-de-sac location
- Three bedrooms (two with modern slide robes)
- Two receptions and conservatory
- Modern kitchen with built-in appliances
- Low maintenance garden
- Block sett driveway and single garage with electric door
- Viewing is an absolute must!
- EPC: C Council Tax: D

This superb detached true bungalow enjoys a prime cul-de-sac location and is presented to the market with no onward chain. The well appointed accommodation offers space and versatility and enjoys Entrance Hallway with storage, Lounge, Three Bedrooms (one used as a second lounge but could also be used as a study), Modern Kitchen with built-in and integrated appliances and Modern Wet Room with additional WC, Dining Room and Conservatory. The Westerly facing garden is designed for ease of maintenance and provides a good degree of privacy. There is a block sett driveway which extends to the front and side and leads to a single garage with electric door.

This fine example of a bungalow welcomes viewings to fully appreciate all of which is on offer.

LOCATION

Regent Close is located off Ashgate Road which is located off Carr Lane in Willerby connecting to Well Lane.

Willerby/Kirk Ella 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

uPVC doors with double glazed inserts leads into:

PORCH

Door leading into:

ENTRANCE HALLWAY

A spacious hallway with two sets of useful fitted cupboards with overhead units providing storage facilities.

LOUNGE

17'5" x 14' (5.31m x 4.27m)
uPVC double glazed window to both the front and side elevations, attractive Karndean flooring and TV aerial point.

DINING ROOM

13'8" x 8'10" (4.17m x 2.69m)
uPVC double glazed French doors opening into the conservatory and attractive Karndean flooring.

CONSERVATORY

11'3" x 8'7" (3.43m x 2.62m)
uPVC double glazed French doors to both side elevations and being of a uPVC and brick construction with attractive tiled floor, providing stunning open views over the rear garden.

KITCHEN

16'8" x 7'11" (5.08m x 2.41m)
uPVC double glazed window to the rear elevation and uPVC door to the side elevation, extensive range of fitted base and wall units in white gloss with contemporary handles and contrasting black work surfaces, induction hob with double electric Neff oven, one and a quarter bowl sink unit with drainer and mixer tap, integrated dishwasher, attractive Karndean flooring, space and plumbing for washing machine, integrated fridge and separate freezer. Fully tiled splashbacks.

BEDROOM 1

12'2" to wardrobes x 8'7" (3.71m to wardrobes x 2.62m)
uPVC double glazed window to the front elevation, superb modern mirror fronted slide robes, and further fitted wardrobes, providing hanging and storage facilities.

BEDROOM 2

12'11" x 8'5" (3.94m x 2.57m)
uPVC double glazed window to the rear elevation and a full wall of modern slide robes providing hanging and storage facilities.

BEDROOM 3

11'1" x 8'9" (3.38m x 2.67m)
Currently used as a snug. uPVC double glazed window to the side elevation and fitted storage cupboard.

SHOWER ROOM

7'4" x 6'4" (2.24m x 1.93m)
uPVC double glazed window to the side elevation. The wet room style shower has full height tiling and shower screen with thermostatic shower, attractive vanity unit housing pedestal wash hand basin and low level w.c.

OUTSIDE

To the front of the property and extending down the side is a block sett driveway providing off-street parking for several vehicles. A beautifully maintained low maintenance garden can be found to the front of the property.

A single garage with electric up-and-over door, power and light has the benefit of a personnel door which leads into the rear garden.

The Westerly facing rear garden is beautifully maintained with a lawn, paved and gravelled seating areas, raised flower beds and a timber potting shed. At the head of the garden is a further timber shed for storage.

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.

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.

While 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 is given as to their quality or efficiency at the time of writing.
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