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

QUICK & CLARKE
The Property Specialists

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48 Derrymore Road, Willerby HU10 6ET

Offers Over £244,000

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- 1950s traditional semi
- Superb property
- 2 reception rooms
- Traditional kitchen
- 3 bedrooms (2 fitted)
- First floor bathroom
- Beautiful gardens
- Driveway & garage
- Council Tax C
- EPC: rating D

Located within this highly regarded residential area, we are delighted to present to the market this aesthetically pleasing, traditional semi-detached family home. Having been home to the current owners for over 50 years, this truly speaks volumes about what is a great property in an equally great location. It is now time to welcome a new family to thoroughly embrace living in this superb property which enjoys entrance hallway, two reception rooms, traditional fitted kitchen and to the first floor three bedrooms, two of which are fitted, and a modern house bathroom. The gardens are delightfully presented and there is a driveway to the side leading down to a single garage. Viewing is definitely a must to truly embrace this property.

LOCATION

Derrymore Road is located off Well Lane, which in turn lies off Main Street 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 and 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 door with glazed inserts leads into:

ENTRANCE HALLWAY

16'3" x 5'6" plus recess (4.95m x 1.68m plus recess)
Staircase leading to the first floor accommodation. A door leads into:

LOUNGE

16'3" x 11'5" (4.95m x 3.48m)
uPVC double glazed walk-in bay window to the front elevation, Adam style fire surround with marble back and hearth and living flame gas fire, TV aerial point. Double doors lead into:

DINING ROOM

11'3" x 10'11" (3.43m x 3.33m)
Sliding patio door leading out to the rear garden and wood laminate flooring.

KITCHEN

15'5" x 5'11" (4.70m x 1.80m)
uPVC double glazed window to the side and rear elevations and door to garden, double fitted cupboard for storage and fitted traditional oak base and wall units with work surfaces and tiled splashbacks, provision for cooking, sink unit with drainer and space and plumbing for washing machine.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

15'1" into bay x 9'6" (4.60m into bay x 2.90m)
uPVC double glazed walk-in bay window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

15'4" x 9'9" to wardrobes (4.67m x 2.97m to wardrobes)
uPVC double glazed window to the rear elevation and two sets of fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

8'11" x 5'8" (2.72m x 1.73m)
uPVC double glazed window to the front elevation.

BATHROOM

8'3" x 6'2" (2.51m x 1.88m)
uPVC double glazed window to the rear elevation, three piece suite in white comprising pedestal wash hand basin, low level w.c. and panelled bath with shower over. Tiled to wet areas.

OUTSIDE

To the front of the property there is an enclosed attractively maintained garden with dwarf brick wall and a driveway leading down to a single garage which has up-and-over door.

The rear garden is beautifully presented with a patio leading down to a lawn with well stocked borders embrancing this 'all seasons' garden. The rear garden offers a relatively good degree of privacy and is of good proprotions.

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 C.

VIEWING

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

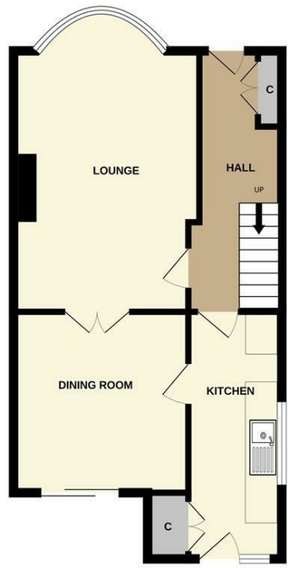
FINANCIAL SERVICES

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 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

EPC RATING

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

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.
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