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

QUICK & CLARKE
The Property Specialists

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167 Well Lane, Willerby HU10 6HT

Offers Over £275,000

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- Link-detached true bungalow
- No forward chain
- Two double fitted bedrooms
- Spacious lounge and dining room
- Modern shower room
- Superbly presented throughout
- Driveway and attached garage
- Well-tended gardens
- Council tax band D
- EPC rating awaited

Located within this highly popular residential area and presented to the market with no forward chain, this super link-detached bungalow is now available for viewings.

Built by Messrs Marsden builders, this superb true Bungalow is offered to the market with no forward chain. Enjoying uPVC double glazing and gas central heating, the well presented accommodation enjoys Entrance Porch, Entrance Hallway, Lounge, Dining Room off Kitchen, Two double fitted Bedrooms and a modern Shower Room. The low maintenance gardens provide great outdoor space with side driveway leading to the garage.

This property has such a warm, welcoming feeling to which an early viewing is a must!

Make this the top of your viewing list!

LOCATION

Well Lane is located in the heart of Willerby and connects Main Street to The Parkway, with a good range of local amenities and facilities close by.

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

ENTRANCE PORCH

uPVC sliding doors lead into the entrance porch. Door leads into:

ENTRANCE HALLWAY

Doors leading into all rooms.

LOUNGE

18'6 x 12'1 (5.64m x 3.68m)
uPVC double glazed picture bay window to the front elevation, Adam style fire surround with granite back and hearth incorporating an electric fire, TV aerial point and coving to ceiling.

KITCHEN

9'10 x 9'5 (3.00m x 2.87m)
uPVC double glazed window and door to the side elevation. Traditional fitted base and walls units with oak fronts, worksurfaces and attractive decorative tiled splashbacks. Space and provision for cooking, sink unit with drainer and mixer tap, space for undercounter fridge, space and plumbing for an automatic washing machine, and cupboard housing the gas central heating boiler. An opening leads into:

DINING ROOM

9'5 x 8'8 (2.87m x 2.64m)
uPVC double glazed window to the front elevation, fitted units to match the kitchen providing further storage facilities with glass display cabinets, integrated freezer and worksurfaces.

BEDROOM 1

11'9 max x 10'2 to wardrobes plus doorwell (3.58m max x 3.10m to wardrobes plus doorwell)
uPVC double glazed window to the rear elevation, two sets of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

14'11 max x 9'2 (4.55m max x 2.79m)
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

SHOWER ROOM

8'6 x 5'7 (2.59m x 1.70m)
Two uPVC double glazed windows to the side elevation. Modern three piece suite in white enjoys wash basin set in attractive curved style vanity unit, corner shower cubicle and low level WC. Full height tiling with decor border tiles, tiled floor, radiator and extractor.

EXTERNAL

To the front of the property there is a gravelled garden with brick wall. A side driveway provides off-street parking and leads to the attached garage which has up & over door, power and light.

The rear garden is beautifully tended and designed for ease of maintenance, with a large patio area leading down to a gravelled garden with stepping stones and planted borders. There is also a timber garden shed.

AGENTS NOTE

Probate has been applied for and we are informed this should be granted by the end of October 2023. Legal completion cannot take place until probate has been granted.

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 D.

VIEWING

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

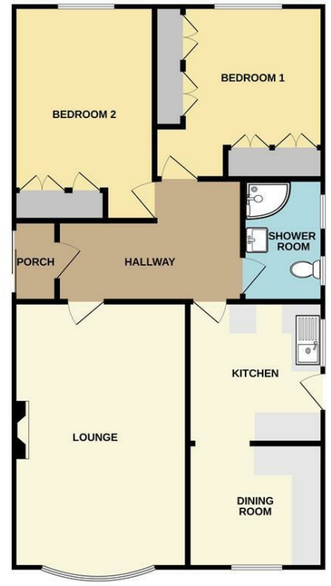
FINANCIAL SERVICES

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

EPC RATING

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

GROUND FLOOR



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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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.