Quick & Clarke
PROPERTY SPECIALISTS

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

25 Hawthorne Avenue, Willerby HU10 6JQ

£392,000

Beverley | Cottingham | Hornsea | Willerby

- Detached bungalow - no onward chain
- Well-presented throughout
- Four bedrooms - two bathrooms
- Two reception rooms
- Breakfast kitchen
- Large garden and detached conservatory
- Private driveway and garage
- Council tax band E
- EPC rating E

Located within this highly regarded residential area and offered to the market with no chain, this deceptively spacious, detached bungalow offers space and versatility for the new owner to enjoy living in a truly great property. The property enjoys uPVC double glazing and gas central heating, and in brief has imposing entrance hallway, double doors into a lounge with fireplace, breakfast kitchen with built-in appliances leading into the dayroom having French doors to garden, utility room, bedroom with en-suite, a further double bedroom and bathroom. To the first floor the landing leads to two further bedrooms, one of which has a WC.

The garden is of excellent proportions and is predominantly laid to lawn. At the head of the garden is a detached conservatory which has power and light and is used for outdoor entertaining. A private driveway provides off-street parking via double gates and leads to a larger than average garage with workshop incorporated to the rear.

It goes without saying that viewing is a must to appreciate what a superb versatile property this truly is.

LOCATION

Hawthorne Avenue is located off Kingston Road and Carr Lane and lies within ease of reach of the local amenities and facilities that Willerby has to offer.

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

Staircase with balustrade leads to the first floor accommodation, along with storage cupboard. Double doors lead into:

LOUNGE

16'5 into bay x 13'2 (5.00m into bay x 4.01m)
uPVC double glazed walk-in bay window to the front elevation, fireplace with living flame gas fire.

BREAKFAST KITCHEN

15'2 x 13'2 (4.62m x 4.01m)
An extensive range of oak fronted base and wall units with worksurfaces and tiled splashbacks. Double oven with gas hob and extractor, integrated fridge, sink unit with drainer and mixer tap. Tiled floor and uPVC double glazed window to the side elevation. An opening leads into:

DAY ROOM

13'1 x 10'9 (3.99m x 3.28m)
Storage cupboard and uPVC double glazed French doors opening out into the rear garden.

UTILITY ROOM

7' x 4'10 (2.13m x 1.47m)
Space and plumbing for washing machine and space for tumble dryer.

BEDROOM 1

12'7 x 13'2 max (3.84m x 4.01m max)
uPVC double glazed walk-in bay window to the front elevation, fitted wardrobes along with bedside and overhead units.

EN-SUITE

uPVC double glazed window to the side elevation. Three piece white suite enjoys corner bath, low level WC and pedestal wash basin.

BEDROOM 2

14'7 x 13'2 decreasing to 8'3 (4.45m x 4.01m decreasing to 2.51m)
Accessed from an inner lobby with uPVC double glazed window to the rear elevation and fitted wardrobes.

BATHROOM

7' x 5'6 (2.13m x 1.68m)
Modern three piece white suite enjoys panelled bath with shower over, low level WC and pedestal wash basin, tiled to wet areas and uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

Fitted storage cupboard.

BEDROOM 3

13'10 x 9'11 decreasing to 6' (4.22m x 3.02m decreasing to 1.83m)
uPVC double glazed window to the rear elevation and doors leading into the eaves storage. Access to:

WC

Low level WC.

BEDROOM 4

13'8 x 7'11 approx (4.17m x 2.41m approx)
uPVC double glazed window to the front elevation and hot water tank.

EXTERNAL

To the front of property is parking which extends to the side with double gates providing further parking.

The large garden provides great outdoor space with a sweeping lawn leading down to a detached conservatory/summerhouse which has power and light, ideal for working for home or for outdoor entertaining. There is also a timber shed.

DETACHED GARAGE

33'11" x 14'3" (10.34m x 4.34m)
Up & over door, power and light, with its own boiler and heating supply. There is a WC within and an electric powered door. Has so many possible uses!

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

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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