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

QUICK&CLARKE

The Property Specialists

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104 Ellerker Rise, Willerby HU10 6EU

£255,000

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- Well appointed semi-detached family home
- Great location
- In excess of 1,000 square feet
- 3 bedrooms
- Lounge/dining room & living/dining kitchen
- Four piece bathroom to the first floor
- Driveway & integral garage
- Well tended gardens
- Viewing an absolute must
- EPC Rating: Awaited; Council Tax Band; C

Located within this ever popular residential area, we are delighted to bring to the market this well presented and extended semi-detached family home. Enjoying over 1,000 square feet of well appointed accommodation, the property enjoys uPVC double glazing, gas central heating and comprises entrance hallway, lounge/dining room, living/dining kitchen with built-in oven and hob to the kitchen area and to the first floor there are three bedrooms and a modern four piece bathroom. The gardens are well tended and a private driveway provides off-street parking and leads down to an integral garage. Viewing is a must to fully appreciate what a great home this truly is.

LOCATION

Ellerker Rise is located off Well Lane in Willerby and lies within ease of reach of the local facilities and amenities. 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 black composite double glazed door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation. Wood laminate flooring. uPVC double glazed window to the side.

THROUGH LOUNGE

22'1" x 12' decreasing to 7'9" (6.73m x 3.66m decreasing to 2.36m)
uPVC double glazed window to the front and rear elevations, modern fireplace housing electric flame fire, and TV aerial point.

DINING KITCHEN

26'2" x 8'11" decreasing to 8' (7.98m x 2.72m decreasing to 2.44m)
uPVC double glazed window to the rear and side elevations and uPVC door leading out to the side path which leads to the garden. To the kitchen area there is an extensive range of modern white base and wall units with work surfaces and tile splashbacks, ceramic hob and built-in oven, space and plumbing for washing machine, one and a quarter bowl sink unit with drainer. Wood laminate flooring.

FIRST FLOOR

LANDING

Access to cupboard

BEDROOM 1

14'6" x 9' plus recess (4.42m x 2.74m plus recess)
uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities. Recessed dressing table with drawers.

BEDROOM 2

11'8" x 8'4" (3.56m x 2.54m)
uPVC double glazed window to the front elevation.

BEDROOM 3

11'9" to wardrobes x 7'9" (3.58m to wardrobes x 2.36m)
uPVC double glazed window to the rear elevation and modern slide robes providing hanging and storage facilities.

BATHROOM

6'5" x 6'9" (1.96m x 2.06m)
uPVC double glazed window to the rear elevation, modern four piece suite in white comprising panelled bath, low level w.c. and wash hand basin both set in a vanity unit, independent shower cubicle and tiling to wet areas.

OUTSIDE

To the front of the property there is an enclosed via a dwarf wall, lawned garden. A private driveway provides off-street parking and leads down to the integral single garage with up-and-over door, power and light.

The rear garden is well tended and predominantly laid to lawn with patio and decking areas and stocked borders. Timber garden shed.

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).

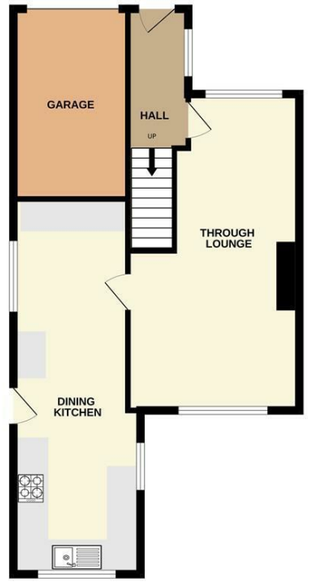
VIEWING

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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