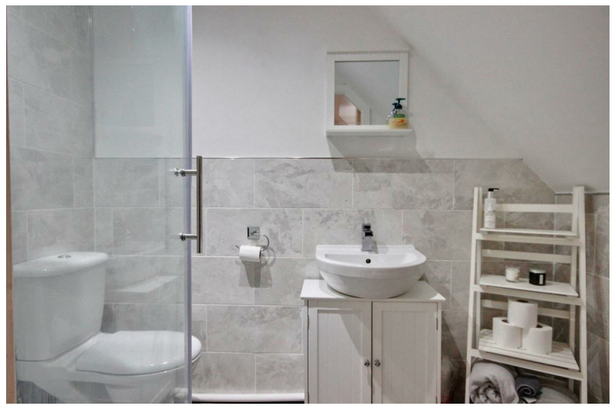

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QUICK & CLARKE
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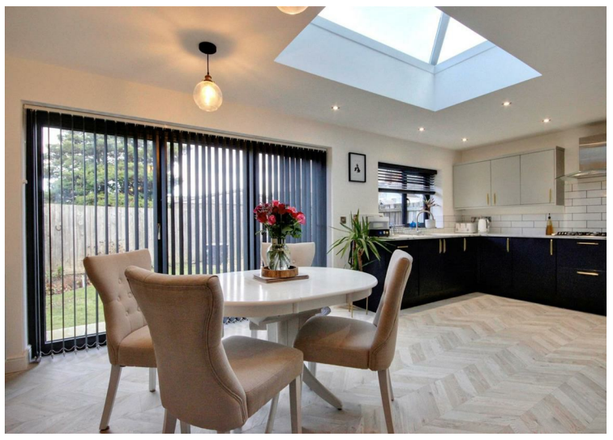

8 Wolfreton Mews, Willerby HU10 6PW

£250,000

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- Modern semi detached 3 storey house
- Extended to the ground floor
- Well presented accommodation throughout
- Three DOUBLE Bedrooms
- Two Bathrooms and downstairs WC
- Superb open plan designed living to the ground floor living area
- Utility room
- Side Driveway
- Single garage
- EPC: C Council Tax: Band C

This beautifully presented, extended and enhanced modern town house sits within this small cul-de-sac, within ease of reach of surrounding amenities. Enjoying uPVC double glazing and gas central heating the beautifully presented accommodation enjoys Entrance Hall with WC, Utility room, Lounge with opening to the stunning Dining Kitchen with French doors to garden. To the first floor there are two DOUBLE Bedrooms and a modern, house Bathroom and to the second floor is the principal Bedroom which has dressing area and en-suite Shower room. The garden offers great outdoor space.

To the side of the property there is a private block sett driveway with electric car charging point and a gravelled garden area which can provide further parking. The property also enjoys a single garage.

Simply ready to key turn and enjoy living in what is a superb property; an early viewing is an absolute must!

LOCATION - WILLERBY/KIRK ELLA

Wolfreton Mews is a small cul de sac nestled off Wolrefton Road connecting Willerby to Anlaby. Nearby are the shops and amenities in Anlaby retails park, Willerby shopping area and the village of Anlaby which has a good range of local facilities.

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 composite door with glazed inserts open in to:

ENTRANCE HALLWAY

Wood laminate flooring. Access to the downstairs WC. Staircase leading to the first and second floor accommodation. Door into:

UTILITY ROOM

10'6 x 6'4 (3.20m x 1.93m)
With uPVC double glazing to the front elevation. Fitted units with space and plumbing for washing machine.

WC

Modern two piece suite in white with low level WC and wash hand basin.

LOUNGE

15'7" x 13'5" decreasing to 9' (4.75m x 4.09m decreasing to 2.74m)
With opening leading in to the Dining Kitchen. Wood laminate flooring and wall mounted TV aerial point. Contemporary fireplace with living flame gas fire. Access to under stairs storage cupboard.

DINING KITCHEN

21'6" max x 14'6" max (being a l shape) (6.55m max x 4.42m max (being a l shape))
With uPVC double glazed window and aluminum double glazed 3m bi-folding doors opening in to the garden. Extensive range of modern base and wall units in a two tone design with worksurfaces. gas hob with electric fan oven. Sink unit with drainer. Integrated dishwasher.

FIRST FLOOR ACCOMMODATION

LANDING

Staircase to the first floor accommodation.

BEDROOM 2

13'6" x 10' maximum (4.11m x 3.05m maximum)
With uPVC double glazed window to the rear elevation.

BEDROOM 3

13'6" x 9'2" decreasing to 5'6" (4.11m x 2.79m decreasing to 1.68m)
With uPVC double glazed window to the front elevation.

HOUSE BATHROOM

7' x 6'4" (2.13m x 1.93m)
Modern three piece suite in white having panelled bath, pedestal wash hand basin and low level WC. Superbly complimented with modern tiling. Extractor and towel radiator.

SECOND FLOOR ACCOMMODATION

LANDING

Small landing area with door leading in to:

BEDROOM ONE

23'3 max x 10' (7.09m max x 3.05m)
With uPVC double glazed window to the front elevation and Velux window to the rear. Walk in wardrobe/cupboard providing storage and further storage cupboard to the front. Door into:-

EN-SUITE

Modern three piece suite in white enjoys Independent Shower Cubicle, pedestal wash hand basin and low level WC. Extractor. Towel radiator.

EXTERNAL

To the front of the property is a small gravelled garden area with block sett driveway to the side leading to the garage. Electric car charging point. The rear garden is lawned with patio area; providing great outdoor space.

GARAGE

17'9" x 9'5" (5.41m x 2.87m)
With up and over door, power and light.

SERVICES

All mains services are available or connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band C. East Riding of Yorkshire Council.

CENTRAL HEATING - GAS

The property benefits from a gas fired central heating system.

VIEWING - WILLERBY

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

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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