



**4 Brimington Road, Willerby HU10 6JD**  
**£285,000**

- Spacious detached bungalow
- Approximately 935 square feet
- Two good size double bedrooms
- Two reception rooms
- In need of some refurbishment
- Outstanding plot
- Adjoins open countryside at rear
- Popular residential area
- Garage and garden room
- EPC: Awaited

A very well proportioned two bedroom detached bungalow situated on a lovely plot with open countryside views to the rear and located in an established and popular residential area.

The bungalow extends to approximately 935 square feet, having 21' living room with good sized dining room and kitchen along with two double bedrooms and family bathroom.

The property is in need of some modernisation works but this is reflected in the competitive asking price.

The rear garden has a lovely countryside outlook and benefits from a further garden room added to the rear of the garage.

#### LOCATION

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 has 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

Patio door access.

#### ENTRANCE HALL

Built-in cloaks cupboard and radiator.

#### LIVING ROOM

21' x 12' (6.40m x 3.66m)  
PVCu sealed unit double glazed windows to two elevations, two radiators and electric fire.

#### DINING ROOM

9'8" x 9' (2.95m x 2.74m)  
PVCu sealed unit double glazed window and radiator.

#### KITCHEN

11'7" x 9' (3.53m x 2.74m)  
Base unit with single drainer sink unit, gas fired central heating boiler, PVCu sealed unit double glazed window, door to outside and radiator.

#### BEDROOM 1

15' x 10' (4.57m x 3.05m)  
PVCu sealed unit double glazed window and radiator.

#### BEDROOM 2

12' x 11'8" (3.66m x 3.56m)  
PVCu sealed unit double glazed window and radiator.

#### FAMILY BATHROOM

5'8" x 5'7" (1.73m x 1.70m)  
Panelled bath, pedestal wash basin, PVCu sealed unit double glazed window and double radiator.

#### SEPARATE W.C.

Low level w.c.

#### OUTSIDE

To the front of the property is a lawned garden with flower beds and a substantial side concrete driveway offers excellent off-street car parking facility.

To the rear of the bungalow is a paved seating area with lawned garden and flower beds beyond adjoining and overlooking open countryside.

#### GARDEN ROOM

16'6" x 7'6" (5.03m x 2.29m)  
French doors to garden, rear lobby and separate w.c. with wash hand basin.

#### GARAGE

18'2" x 9' (5.54m x 2.74m)  
Up-and-over door and personal access door to the rear garden.

#### 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 PVCu 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 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



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.

While 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. Made with floorplan 02022