



10a Hawthorne Avenue, Willerby HU10 6JG
£399,950

- Designed & built by the current owner
- Imposing detached family house
- Superbly presented
- Over 1,600 square feet
- Large South facing garden
- Two reception rooms
- Four double bedrooms
- First floor shower room with scope for en-suite
- Double garage & driveway
- EPC Rating: D

Enjoying a prime position on a good size plot which enjoys a South facing rear garden, this individual detached family home was designed and built by the current owners to exacting specifications, and the family have embraced living in this exceptional property ever since. With over 1,600 square feet of well presented accommodation, this property now awaits its new owners to enjoy living in this property and to maximise every square foot. The property comprises entrance lobby with downstairs w.c., welcoming hallway with return staircase, spacious through lounge, dining room, breakfast kitchen and utility room and to the first floor there are four double bedrooms and a modern shower room. There is also a good size walk-in storage area which could easily be adapted to provide an en-suite from the rear bedroom and extend the current shower room. The good size gardens are well tended and enjoy great outdoor space, and a private driveway provides off-street parking and leads down to the detached double garage. It goes without saying the viewing is a definite must.

LOCATION

Hawthorne Avenue is located off Kingston Road and Ash Grove, which links Kingston Road to Carr Lane, and lies within ease of reach of the local secondary school and amenities in Willerby.

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 door with glazing inserts leads into:

ENTRANCE LOBBY

Cloakroom area and access to:

W.C.

uPVC double glazed window to the side elevation, two piece modern suite in white comprising wash hand basin and low level w.c.

ENTRANCE HALLWAY

Return staircase to the first floor accommodation and understairs storage cupboard.

LOUNGE

22'10" x 15'11" (6.96m x 4.85m)

uPVC double glazed window to the front elevation, two uPVC double glazed high level windows to the side elevation and sliding patio doors overlooking the rear garden, wall mounted gas heater and TV aerial point.

DINING ROOM

12'10" x 10'10" (3.91m x 3.30m)

Sliding patio doors opening out into the rear garden.

BREAKFAST KITCHEN

16'4" x 8'1" (4.98m x 2.46m)

uPVC double glazed window to the rear elevation. An extensive range of oak fronted base and wall cupboards with work surfaces and tile splashbacks, double electric oven with electric hob and extractor, double drainer sink unit and integrated fridge freezer. A door leads into:

UTILITY ROOM

8'1" x 6'2" (2.46m x 1.88m)

uPVC double glazed door and uPVC double glazed window to the side elevation, fitted unit, space and plumbing for washing machine, space for tumble dryer, gas central heating boiler and sink with drainer.

FIRST FLOOR

LANDING

Access to a storage cupboard measuring overall 18'6" x 4'5". This currently provides useful storage but you could look at extending the shower room into this area and then incorporating an en-suite to the rear bedroom.

BEDROOM 1

13' x 12'2" (3.96m x 3.71m)

uPVC double glazed window to the rear elevation.

BEDROOM 2

14'9" decreasing to 13' x 10'2" (4.50m decreasing to 3.96m x 3.10m)

uPVC double glazed window to the rear elevation.

BEDROOM 3

13' x 10'9" (3.96m x 3.28m)

uPVC double glazed window to the rear elevation.

BEDROOM 4

9'7" x 9' (2.92m x 2.74m)

uPVC double glazed window to the front elevation.

SHOWER ROOM

9'11" x 8'3" (3.02m x 2.51m)

uPVC double glazed window to the side elevation, modern three piece suite in white comprising wash hand basin set in vanity unit, low level w.c. and walk-in shower area, fully tiled walls with feature border tiling and extractor.

OUTSIDE

To the front of the property is a lawned garden. A private driveway provides off-street parking for several vehicles and leads down to the attached double garage which has electric up-and-over door, power and light. A side entry from the property leads into the good size South facing garden which has a sweeping lawn and patio with established borders and fruit trees. The rear garden provides a great outdoor space.

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 majority 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 E.

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.



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.