





The Property Specialists

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



**302 Kingston Road, Willerby HU10 6ND**  
**Offers Over £235,000**

- Semi-detached family home
- No forward chain
- In excess of 1,100 square feet
- Beautifully presented throughout
- Stunning south facing garden
- Single garage to rear/driveway to front
- Three bedrooms
- Two reception rooms
- Modern kitchen, utility and WC
- EPC - awaited

Located within this ever popular, highly regarded residential area and offered to the market with no chain, this exceptionally well-presented and deceptively spacious, versatile property is now available to view.

Enjoying uPVC double glazing and gas central heating, the accommodation offers in excess of 1,100 square feet and briefly comprises entrance porch, entrance hallway, lounge with feature limestone fireplace, dining room, fitted kitchen, modern utility room and downstairs cloakroom. To the first floor there are three good sized bedrooms, two of which are fitted, and a modern shower room. The property has low maintenance south facing gardens providing great outdoor space; an absolutely stunning area to sit and relax, along with a single garage which is accessed from the rear. Make this beautiful property your next home!

LOCATION

Kingston Road is the main road leading up to Willerby Square and is a popular area for families due to the accessibility to all surrounding areas. 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

ENTRANCE PORCH

A uPVC door with glazed inserts and windows to the side and front leads into the entrance porch, with a door leading into the entrance hallway.

ENTRANCE HALLWAY

13'7 x 7'5 (4.14m x 2.26m)  
Staircase leading to the first floor accommodation with understairs storage cupboard and attractive wood laminate flooring.

LOUNGE

13'11 x 12'6 (4.24m x 3.81m)  
uPVC double glazed window to the front elevation, beautiful limestone fireplace incorporating an electric flame fire, TV aerial point and arch leading to:

DINING ROOM

10'11 x 9'11 (3.33m x 3.02m)  
uPVC double glazed window enjoying splendid views over the rear garden.

KITCHEN

10'4 x 8'10 (3.15m x 2.69m)  
uPVC double glazed window to the rear elevation. An extensive range of modern oak fronted base and wall units with worksurfaces and tiled splashbacks. Ceramic hob with electric single oven, sink unit with drainer.

UTILITY ROOM

12'7 x 5'8 (3.84m x 1.73m)  
uPVC double glazed window to the side elevation and uPVC door to the front. Fitted base and wall units in an ivory shaker design with worksurfaces. Space and plumbing for washing machine, space for tumble dryer.

CLOAKROOM

uPVC double glazed window to the rear elevation. Three piece modern suite in white has low level WC, bidet and pedestal wash hand basin, tiled to wet areas.

FIRST FLOOR

LANDING

Access to loft and uPVC double glazed window to the side elevation.

BEDROOM 1

11'11 x 11'1 to wardrobes (3.63m x 3.38m to wardrobes)  
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

13' x 10'7 decreasing to 8'8 to wardrobes (3.96m x 3.23m decreasing to 2.64m to wardrobes)  
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

8'5 decreasing to 4'9 x 8'5 max (2.57m decreasing to 1.45m x 2.57m max)  
uPVC double glazed window to the front elevation, bulkhead with fitted cupboard above providing storage facilities.

SHOWER ROOM

6'10 x 5'10 (2.08m x 1.78m)  
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys independent shower cubicle, low level WC and wash hand basin set in attractive vanity unit. Fully tiled walls to complement.

EXTERNAL

To the front of the property there is parking for several vehicles via a private driveway which is concrete sett. There is a gravelled garden area and small brock wall with planted areas. A gated side entrance leads in to the garden. The rear garden is south facing and beautifully presented being of a low maintenance design, lawned area with planted area - truly beautiful! The single garage which is accessed via the rear. The garden provides 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 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 C.

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.



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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022