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QUICK & CLARKE
The Property Specialists

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3 South View, Main Street, Willerby HU10 6BT

£120,000

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- Attractive period terrace
- Fabulous tucked away position
- Vacant posession
- Off street parking
- No onward chain
- Easy to maintain courtyard garden
- Fabulous FTB/investment
- EPC - C

The relatively peaceful and tucked away position of this fabulous period mid terrace belies its central location just off Willerby Square. Ideal for the amenities close by, this attractive property has a light and bright cosy feel. Benefiting from off street parking and a very easy to maintain courtyard garden, the property would make a fabulous first time buyer or investment opportunity. With two double bedrooms and a relatively modern kitchen and bathroom, viewing is highly recommended. The property is offered with no onward chain.

LOCATION

The property is located in a fabulous tucked away position just to the west and accessed off Main Street and close to Willerby Square.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

12'6 x 12'11 (3.81m x 3.94m)
Modern uPVC front door, window to the front elevation.

KITCHEN

10'4 x 8'10 (3.15m x 2.69m)
A modern kitchen with cream base and wall units, contrasting laminate worksurfaces with matching upstand. Five ring hob with extractor over, integrated oven, space and plumbing for washing machine and fridge freezer, stainless steel sink and drainer, and window to the rear elevation. Pantry cupboard under the stairs, and a door opening onto the staircase to the first floor accommodation.

LOBBY

5'7 x 2'7 (1.70m x 0.79m)
uPVC door opening onto the rear courtyard garden and storage cupboard.

BATHROOM

7'9 x 5'7 (2.36m x 1.70m)
Three piece sanitary suite comprising panelled bath with shower over, pedestal hand wash basin and low level WC. Chrome heated towel rail, window to the rear elevation and part panelled walls.

FIRST FLOOR

BEDROOM 1

11'9 x 10'9 (3.58m x 3.28m)
Built in wardrobes and window to the front elevation. One wardrobe houses the Ideal Standard Vogue combi boiler.

BEDROOM 2

11' x 9'3 (3.35m x 2.82m)
Built in cupboards, hand wash basin and window to the rear elevation.

OUTSIDE

The property is set back from South View with an area of parking to the front.

The rear garden is a small courtyard which is easy to maintain and has a gate which provides access to the rear.

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

We believe the Council Tax Band for this property is Band A.

VIEWING

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.

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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