Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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59 Oaklands Drive, Willerby HU10 6BJ

Offers Over £300,000

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- Detached family house
- Popular residential development
- Close to amenities
- No forward chain
- Solar panels
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Double garage, driveway and parking
- EPC - B

Located within this ever popular residential locality, ideal for commuting to surrounding areas and is close to local amenities, we are delighted to offer for sale this aesthetically pleasing detached family home. Boasting in excess of 1,200 square feet of versatile accommodation benefiting from uPVC double glazing and gas central heating, and presented to the market with no forward chain.

The property enjoys entrance porch, entrance hallway with downstairs cloakroom, through lounge with feature fireplace, dining room and traditional fitted kitchen, utility room and rear porch. To the first floor are four bedrooms and two bathrooms. The enclosed rear garden is west facing and the detached double garage is accessed from the driveway to the rear of the property. The house also benefits from having solar panels which help with electricity costs - further details are available from the office.

This property awaits its new owners to add their own design flair within and an early viewing is highly recommended.

LOCATION

Oaklands Drive is located off Beverley Road 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

ENTRANCE PORCH

A side uPVC door with glazed inserts leads into the entrance porch with door leading into the hallway.

ENTRANCE HALLWAY

With wood laminate flooring and staircase leading to the first floor accommodation.

DOWNSTAIRS WC

Low level WC and pedestal wash hand basin.

LOUNGE

21' x 10'8 (6.40m x 3.25m)
uPVC double glazed window to the front elevation and sliding patio doors leading out into the rear garden. Adam style fire surround with granite back and hearth incorporating a living flame gas fire, and TV aerial point.

DINING ROOM

11'11 x 9'8 (3.63m x 2.95m)
uPVC double glazed window to the front elevation.

KITCHEN

12'9 x 9'8 (3.89m x 2.95m)
uPVC double glazed window overlooking the rear garden. Traditional oak fronted fitted base and wall cupboards with drawers, worksurfaces and tiled splashbacks. Gas hob with double electric oven, stainless steel 1 1/4 bowl sink unit with drainer, space for fridge freezer, space and plumbing for dishwasher.

UTILITY ROOM

Fitted base and wall cupboards, space and plumbing for washing machine, sink unit with drainer and door leading into a small lean-to which has a door out to the garden. Wall mounted Worcester gas central heating boiler.

FIRST FLOOR

LANDING

Access to loft and linen cupboard.

BEDROOM 1

10'11 x 10'6 plus doorwell (3.33m x 3.20m plus doorwell)
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities.

EN-SUITE

uPVC double glazed window to the front elevation, three piece suite with independent shower cubicle, wash hand basin set in vanity and low level WC, fully tiled walls and Aquaboarding to shower area.

BEDROOM 2

12'5 x 9'10 max (3.78m x 3.00m max)
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

9'11 max x 8'8 (3.02m max x 2.64m)
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 4

9'11 max x 6'7 max (3.02m max x 2.01m max)
uPVC double glazed window to the rear elevation, fitted wardrobe providing hanging and storage facilities.

SHOWER ROOM

uPVC double glazed window to the rear elevation. Wash hand basin set in vanity unit, low level WC and shower cubicle with Aquaboarding and tiled splashbacks.

EXTERNAL

To the front of the property is an open plan lawned garden which also extends to the side, where there is a private driveway and detached garage with up & over door, power and light.

The rear westerly facing garden is predominantly laid to lawn and provides great outdoor space for family living.

SERVICES

All mains services are available or connected to the property.

There are solar panels which are on a lease agreement until 2027.

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 E.

VIEWING

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

FINANCIAL SERVICES

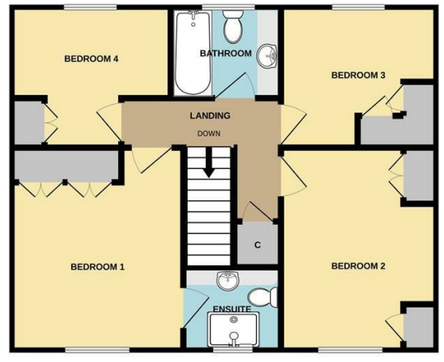
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident 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.

GROUND FLOOR

1ST 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.

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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