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

QUICK&CLARKE

The Property Specialists

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

124 Well Lane, Willerby HU10 6HS

£299,950

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

- Link detached true bungalow
- No onward chain
- Beautifully presented throughout
- Spacious lounge
- Modern dining kitchen with integrated and built in appliances
- Two double bedrooms
- Modern shower room with seperate WC
- Side driveway and garage
- Southerley facing garden
- EPC Rating: D Council Tax: D

Enjoying a prime position and offered with no onward chain, this superb link detached true bungalow now awaits its new owners. Enjoying uPVC double glazing and gas central heating the well presented accommodation enjoys entrance porch, hallway, spacious lounge with fireplace, modern dining kitchen with built in and integrated appliances, two double bedrooms and a modern shower room with separate WC. A side driveway provides off street parking and leads to the single attached garage. A well tended Southerly facing enclosed garden provides great outdoor space. Viewing is an absolute must!

LOCATION

Well Lane is located in the heart of Willerby and connects Main Street to The Parkway, with a good range of local amenities and facilities close by.

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

Sliding patio doors which are UPVC coated leading into:

ENTRANCE PORCH

Leading into:

ENTRANCE HALL

Having wood laminate flooring, storage cupboard.

LOUNGE

20'11" x 11'11" (6.38m x 3.63m)
The lounge has a uPVC double glazed window to the front and side elevations, granite fire surround with back and hearth and incorporating living flame gas fire and TV aerial point. A door leads into:

DINING KITCHEN

21'1" x 9'7" (6.43m x 2.92m)
The dining kitchen has uPVC double glazed windows to both front and side elevation and uPVC door with base inserts which lead to garden. Attractive wood laminate flooring. Fitted ivory Shaker style base wall units with work surfaces and uplifts, one and a quarter bowl sink unit with drainer and mixer tap. There is a cupboard housing the central heating boiler. It offers a ceramic hob with splash back and stainless steel chimney extractor, stainless steel single oven with microwave space above and benefits from an integrated fridge freezer, washing machine nd dishwasher.

BEDROOM 1

15' x 9'10" (4.57m x 3.00m)
uPVC coated sliding patio doors opening out into the rear garden.

BEDROOM 2

12'2" x 11'9" (3.71m x 3.58m)
uPVC double glazed window to the rear elevation.

SHOWER ROOM

5'8" x 5'7" (1.73m x 1.70m)
uPVC double glazed window to the side elevation, two piece suite in white comprising walk-in shower cubicle with shower screen, pedestal wash hand basin and fully tiled walls in white with a superb mosaic glass border tile feature and tiled flooring.

SEPERATE WC

This has a uPVC double glazed window to the side elevation, low level WC and tiled to dado height.

OUTSIDE

To the front of the property is an enclosed cottage style low maintenance garden with a small dwarf ornamental wall. The side driveway provides off street parking for several vehicles and leads to the attached single garage, which has an up and over door, power and light.

The rear garden is beautifully tended being of a Southerly aspect with a patio area, ornamental dwarf wall stepping down to a meticulously lawned garden with hedge borders and garden shed.

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).

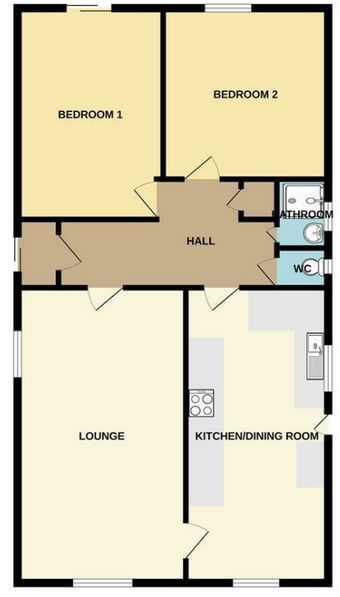
VIEWING - WILLERBY

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

FINANCIAL SERVICES - WILLERBY

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 the 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

GROUND FLOOR



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.
Made with Metropix ©2024

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.