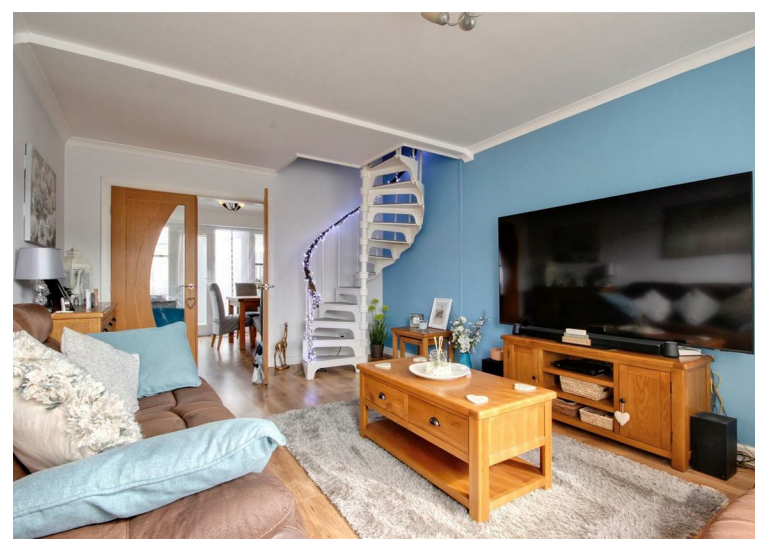
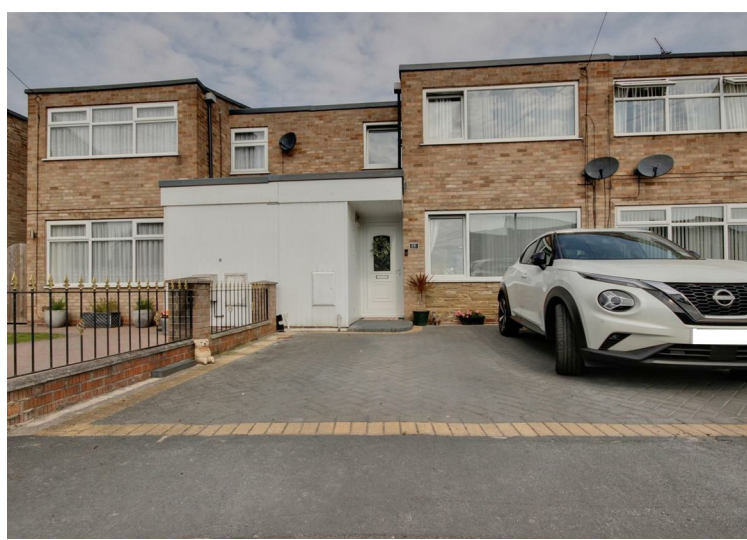




QUICK&CLARKE

The Property Specialists

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14 Collynson Close, Willerby, Hull HU10 6AS

£198,950

- Stunning family property
- Planning Permission for extension
- Three double bedrooms
- First floor bathroom
- Two receptions
- Modern fitted kitchen
- Downstairs w.c.
- Parking for two vehicles to the front and single garage to rear
- Viewing an absolute must
- Council Tax Band: B EPC Rating: D

Located in this highly desirable residential area we are delighted to present to the market this exceptionally well presented modern townhouse. The property enjoys uPVC double glazing and gas central heating and also benefits from having Planning Permission for an extension with 2½ years remaining. The property has been beautifully maintained through the years to include a replacement fibreglass roof and the accommodation which is meticulously presented enjoys welcoming hallway, downstairs w.c. and storage, spacious lounge with spiral staircase to the first floor, double doors lead into the dining room with French doors to garden, modern fitted kitchen with French doors to garden and built-in appliances.

To the first floor there are three double bedrooms and a modern three piece bathroom. The rear garden is beautifully tended and being of a south westerly facing aspect providing great outdoor space. To the front of the property there is parking for several vehicles and the property also benefits from having a single garage in a block to the rear. It goes without saying that viewing is an absolute must to fully appreciate this amazing property.

LOCATION

Collynson Close is located off Overton Road which is located off The Parkway in Willerby. Ideally located for local amenities and facilities.

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

uPVC door with glazed inserts leads into the entrance hallway. Having attractive wood laminate flooring, walk-in storage cupboard, downstairs w.c.

DOWNSTAIRS W.C.

uPVC double glazed window to the front elevation. Two piece suite in white enjoys pedestal wash hand basin and low level w.c.

LOUNGE

17'0" x 11'8" (5.18m x 3.56m)
uPVC double glazed window to the front elevation. Attractive wood laminate flooring and spiral staircase with balustrade leading to the first floor accommodation. Double doors lead into the dining room.

DINING ROOM

11'7" x 9'10" (3.53m x 3.00m)
With uPVC double glazed French doors opening out into the rear garden. Side windows and wood laminate flooring. An opening leads into the kitchen,

KITCHEN

11'6" x 7'4" (3.51m x 2.24m)
uPVC double glazed French doors leading out into the rear garden. An extensive range of ivory gloss Shaker style base and wall units with work surfaces and tiled splashbacks. Single electric fan oven with hob and extractor. Integrated fridge freezer. Integrated dishwasher. One and a quarter bowl sink unit with drainer and mixer tap.

FIRST FLOOR

LANDING

BEDROOM 1

11'8" maximum x 11'0" (3.56m maximum x 3.35m)
uPVC double glazed window to the front elevation.

BEDROOM 2

11'8" x 9'10" (3.56m x 3.00m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

8'10" x 7'0" (2.69m x 2.13m)
uPVC double glazed window to the front elevation.

BATHROOM

uPVC double glazed window to rear. Modern three piece suite in white enjoys corner shower cubicle, wash hand basin set in vanity and low level w.c. Tiled splashbacks to wet area.

OUTSIDE

To the front of the property there is parking for several vehicles.

The rear south westerly facing garden is designed for ease of maintenance with patio area and lawn and offering a good degree of privacy.

The property also boasts a single garage which is accessed in a block to the rear of the property.

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

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 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

AGENT'S NOTE

Planning Permission ref: 24/00975/PLF
Approved 04/04/2024 for a single storey extension to the rear (available to view in office and East Riding Council website).



14 COLLYN SON CLOSE, WILLERBY

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. Made with Metropix ©2025