



**QUICK & CLARKE**  
The Property Specialists

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**23 Lime Avenue, Willerby HU10 6LA**  
**Offers Over £240,000**

- Detached true bungalow
- Popular location
- No forward chain
- Two double fitted bedrooms
- Two reception rooms
- Modern fitted kitchen
- Modern shower room
- Integral garage and driveway
- Well tended gardens
- EPC: D

Located in this highly regarded residential area and brought to the market with no forward chain, this well-presented detached true bungalow awaits its new owners. Enjoying uPVC double glazing and gas central heating, the accommodation in brief has spacious entrance hallway, lounge enjoying splendid views over the rear garden, dining room with bay window overlooking the rear garden, modern fitted kitchen, two double fitted bedrooms and a modern shower room. The gardens are well tended to the rear and provide great outdoor space. There is private parking to the front for several vehicles leading to the integral garage. This superb bungalow should not be missed and an early viewing is highly recommended.

#### LOCATION

Lime Avenue is located off Carr Lane which is located in the centre of Willerby, a village in the East Riding of Yorkshire approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access is via the A63/M62 with further trunk routes located over the Humber Bridge. There are good local bus services. Willerby/Kirk Ella have two primary schools; Carr Lane and St Andrews respectively; Wolfreton, the secondary school and sixth form college, rated "Good" by Ofsted, is located in Willerby with Hymers College and Hull Collegiate within driving distance. There is a range of local shops including Waitrose, Aldi, Lidl, Iceland with other outlets including Anlaby Retail Park within close proximity. The University and local hospitals are located within 5 miles.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALLWAY

To the side of the property a uPVC door with glazed inserts leads into the entrance hallway, having linen cupboard and access to a large loft space via pull down ladders.

##### LOUNGE

15'11 x 11'11 max (4.85m x 3.63m max) (15'11 x 11'11 decreasing to 9'11) uPVC double glazed French doors opening out into the rear garden and uPVC double glazed window to the side elevation. Adam style fireplace with marble back and hearth incorporating living flame gas fire, and TV aerial point. A door leads into the dining room.

##### DINING ROOM

10'9 max x 8'8 max (3.28m max x 2.64m max) (10'9 into bay x 8'8 decreasing to 5'2 into bay) uPVC double glazed walk-in bay window to the rear elevation. A door leads into the kitchen.

##### KITCHEN

10'10 x 8'8 plus doorwell (3.30m x 2.64m plus doorwell) uPVC double glazed window to the side elevation and uPVC door opening out to the side of the property. Modern fitted base and wall units with worksurfaces and splashbacks, space and provision for gas cooking, stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine, space for fridge freezer.

##### BEDROOM 1

13'4 max x 11'2 (4.06m max x 3.40m) (13'4 into bay decreasing to 11'7 x 11'2 to wardrobes) uPVC double glazed walk-in bay window to the front elevation. Full wall of fitted wardrobes with overhead units providing hanging and storage facilities.

##### BEDROOM 2

10'9 x 8'11 into recess (3.28m x 2.72m into recess) uPVC double glazed window to the side elevation, fitted wardrobes providing hanging and storage facilities.

##### SHOWER ROOM

5'10 x 5'9 (1.78m x 1.75m) uPVC double glazed window to the side elevation. Modern two piece suite in white enjoys wash hand basin in vanity and independent shower cubicle, tiled to wet areas.

##### SEPARATE WC

uPVC double glazed window to the side elevation and low level WC with tiled splashback.

##### EXTERNAL

To the front of the property there is a walled boundary with access to the driveway which is concrete and block sett, giving access to the integral garage.

A gated side entry leads down into the rear garden which is well presented, featuring a patio area located at the head of the garden, an area of meticulously maintained lawn and well stocked borders. There is also a garden shed. The rear garden offers a good degree of privacy and creates the perfect backdrop.

##### INTEGRAL GARAGE

15'1 x 8' (4.60m x 2.44m) With up & over door, power and light, and housing the gas central heating boiler and consumer unit.

##### 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 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.

While 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 Intergrip 10/21