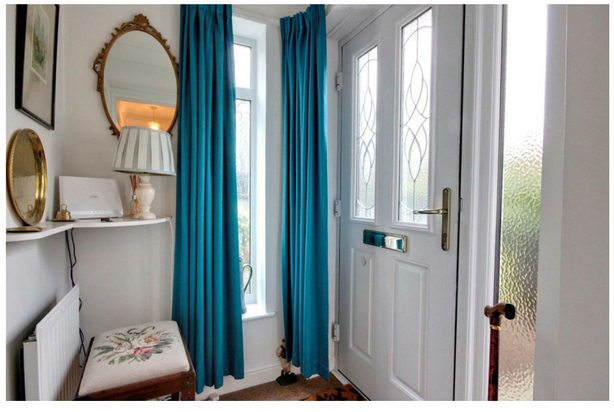

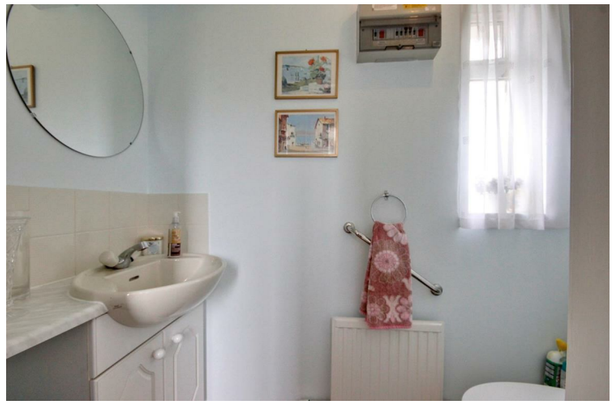

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
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# 41 Beverley Road, Willerby HU10 6AW

## Auction Guide £225,000

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- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Detached true bungalow; Enjoying a dual aspect; cul de sac to rear
- No onward chain; Well presented throughout
- 2/3 bedrooms; 1/2 receptions
- Modern kitchen and shower room
- Well tended gardens; Driveway & single garage
- EPC: C Council Tax: D

Enjoying a great position fronting on to Beverley Road yet to the rear occupying a head of cul-de-sac location; the best of both worlds! This well presented detached true bungalow is presented to the market with no onward chain.

Enjoying uPVC double glazing and gas central heating the accommodation enjoys entrance with WC off, inner hallway, modern fitted kitchen, dining room/bedroom three, spacious lounge with small conservatory off, two double bedrooms and a modern shower room. The gardens are beautifully tended. To the rear of the plot is the driveway providing off street parking for several vehicles and leading to the single garage.

Ready to simply key turn and move in to, this beautiful bungalow now awaits its new owners to which an early viewing is an absolute must!

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

## AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## LOCATION

Beverley Road is located just off The Square in Willerby.

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

## ENTRANCE PORCH

To the front of the property a composite door with glazed inserts and full height side window leads into the entrance porch with uPVC double glazed window to the front elevation.

## DOWNSTAIRS W.C.

uPVC double glazed window to the side elevation, wash hand basin set in vanity and low level w.c. Doors leads into inner hallway.

## INNER HALLWAY

With storage cupboard.

## LOUNGE

19'10" x 12'6" (6.05m x 3.81m)
uPVC double glazed window to the rear elevation. Stone fireplace with electric fire and t.v. aerial point. Sliding doors open into the conservatory.

## CONSERVATORY

9'2" x 4'10" (2.79m x 1.47m)
Being of a uPVC construction with French doors to garden.

## KITCHEN

8'3" x 8'2" (2.51m x 2.49m)
With uPVC double glazed window to the front elevation. Modern fitted base and wall units with work surfaces and tiled splashbacks. Neff single electric fan oven with induction Neff hob and extractor. One and a quarter bowl sink unit with drainer and mixer tap and cupboard housing the gas central heating boiler. Space for fridge freezer.

## DINING ROOM/BEDROOM 3

12'7" x 8'2" increasing to 9'2" into bay (3.84m x 2.49m increasing to 2.79m into bay)
uPVC double glazed bay window to the front elevation.

## BEDROOM 1

11'4" decreasing to 9'4" to wardrobes x 9'5" (3.45m decreasing to 2.84m to wardrobes x 2.87m)
uPVC double glazed window to front elevation. Modern fitted bedroom furniture enjoying fitted headboard in walnut with cream inserts to the wardrobes. Fitted wardrobes enjoying two double and two single wardrobes and bedside cabinet.

## BEDROOM 2

9'5" x 9'9" (2.87m x 2.97m)
uPVC double glazed window to the rear elevation. Fitted wardrobe providing hanging and storage facilities.

## SHOWER ROOM

8'2" x 7'3" (2.49m x 2.21m)
With uPVC double glazed window to the rear elevation. Modern fitted three piece suite enjoys walk-in shower cubicle, wash hand basin set in vanity and low level w.c. Fully tiled walls with feature mosaic glass border tiling. Extractor and towel radiator.

## OUTSIDE

To the front of the property is an open aspect lawned garden with planted borders.

The rear garden is enclosed with a fence and wall and offers a good degree of privacy with a small patio area leading down to a meticulously lawned garden with well stocked planted borders. There is a single brick built garage with uPVC personal door accessed from the garden and driveway to the rear which accesses the garage with automatic remote controlled roller door, power and light within.

## 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

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.
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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.