



Quick & Clarke

PROPERTY SPECIALISTS

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48 Thornwick Avenue, Willerby, Hull HU10 6LP
Offers in the region of £320,000

- Traditional four bedroom family house (Three double bedrooms)
- Superb location
- Southerly facing garden backing onto the embankment
- Modern kitchen and bathroom
- Easy to maintain rear garden
- Off street parking and garage
- Full planning approval for rear extension
- EPC Rating: D
- Council Tax Band: D

A fabulous four-bedroom traditional family house, situated in a superb position at the head of a cul-de-sac and backing onto the old railway embankment to the rear. Boasting a southerly facing garden that benefits greatly from a mature tree backdrop, the house is deceptively spacious.

The ground floor offers two reception rooms plus a breakfast kitchen and a downstairs cloakroom, while the first floor features four well-proportioned bedrooms, three of which are double, and a modern house bathroom. Updated over time and featuring a boiler that is less than a year old, the property also includes off-street parking with an electric car charger, a garage, and an easy-to-maintain garden. Further the current owner has full planning approval for a single storey extension to the rear.

LOCATION

The property occupies a superb position at the head of the cul-de-sac on Thornwick Avenue, lying just to the south of Kingston Road. Conveniently placed for the excellent range of amenities found at the Kingston Road and Gorton Road junction, the house also backs onto the old railway embankment, with the King George V playing fields just beyond. This choice location is not only ideal for accessing the highly regarded Wolfreton School, but also provides easy access to the wider amenities across the popular Willerby, Anlaby, and Kirk Ella areas.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With modern composite front door with obscured glass panel and matching windows to either side. Stairs to the first floor accommodation with storage cupboard under. Laminate flooring which flows throughout the majority of the ground floor accommodation.

LIVING ROOM

16'5" into bay x 12'3" (5.00m into bay x 3.73m)
A very well proportioned reception room with bowed bay window to the front elevation, continuation of the laminate flooring, decorative fireplace with electric point and open plan into the dining room.

DINING ROOM

10'4" x 9'11" (3.15m x 3.02m)
Allowing for flexibility of use and with patio doors opening onto the southerly facing decking area of the rear garden.

KITCHEN

22'8" x 7'10" reducing to 7'1" (6.91m x 2.39m reducing to 2.16m)
A modern fitted kitchen offering a good range of wall and base storage units with gloss cream fronts, solid wood butcher's block work surfaces and matching breakfast bar, four ring induction hob with extractor over and glass splashback. Integrated double ovens, dishwasher, microwave, space and plumbing for washing machine and tumble dryer, integrated bin store, wall mounted Ideal Standard boiler fitted in December 2025 (with the balance of a 9 year warranty) concealed in wall cupboard. Windows to both side and rear elevations.

LOBBY

With timber glass panelled door opening out onto the rear garden.

CLOAKROOM

A two piece sanitary suite comprising w.c. and wall hung hand wash basin. Window to the rear elevation.

FIRST FLOOR

LANDING

Window to side elevation and outlet for the positive input ventilation system (PIV).

BEDROOM 1

14'9" into bay x 11'0" (4.50m into bay x 3.35m)
Window to front elevation.

BEDROOM 2

12'3" x 10'11" (3.73m x 3.33m)
Window to rear elevation.

BEDROOM 3

12'0" x 10'2" (3.66m x 3.10m)
Built-in wardrobes and window to rear elevation.

BEDROOM 4

7'5" x 7'5" (2.26m x 2.26m)
Window to front elevation.

BATHROOM

8'3" x 4'6" (2.51m x 1.37m)
A three piece sanitary suite comprising panelled bath with shower over and glass screen, pedestal hand wash basin and close coupled w.c. Fully tiled walls and window to side elevation.

OUTSIDE

The property is set back from the road with a concrete and decorative slate parking space to the front. Note that Planning has been approved for the removal of the front boundary wall and the creation of a dropped kerb which would extend the parking for up to two cars. There is also an electric car charging point. The shared drive continues down the side of the property to the garage.

The southerly facing rear garden enjoys a high degree of privacy, benefiting greatly from the mature tree backdrop of the embankment behind. Designed for ease of maintenance, the garden features a wide decked seating area directly adjacent to the house, which steps onto a central artificial lawn. A further decked seating area is positioned to the rear, alongside a slate patio and a dedicated space behind the garage that is currently utilised for a hot tub.

Secure access is provided via a timber gate from the driveway.

GARAGE

Concrete sectional single garage with roller shutter door and side courtesy door accessed from the garden. Supplied with light and power.

AGENT'S NOTE

The current owner has had Planning approved in September 2025 to extend the rear of the property across from the kitchen and behind the dining room. Plans can be provided on enquiry.



VIEWS 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.

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