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

QUICK&CLARKE
The Property Specialists

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46 Ganton Way, Hull HU10 6NJ

£210,000

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- Semi-detached true bungalow
- No onward chain
- Well presented throughout
- Two double bedrooms
- Spacious lounge with fireplace
- Modern breakfast kitchen with built-in appliances
- Modern shower room
- Low maintenance garden
- Side driveway & garage
- EPC Rating: C; Council Tax Band: C

Located within this ever popular residential area and offered to the market with no onward chain, this delightful semi-detached true bungalow is presented to the market. Enjoying uPVC double glazing and gas central heating, the property has breakfast kitchen with built-in appliances, lounge with feature fireplace, inner hallway, two double bedrooms, one of which is fitted and one with French doors to garden, and modern shower room. The gardens are designed for ease of maintenance and a side driveway provides off-street parking for several vehicles and leads down to a brick built garage. Viewing is a must to fully appreciate this splendid property.

LOCATION

Ganton Way is located off Blackthorn Avenue and Kingston Road and provides ease of access to the amenities that Willerby has to offer.

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

A uPVC door with glazed inserts leads from the side of the property into:

BREAKFAST KITCHEN

19'11" x 7'5" decreasing to 7'2" (6.07m x 2.26m decreasing to 2.18m)
uPVC double glazed window to the front and side elevations, an extensive range of contemporary Ivory gloss base and wall units with large storage drawers, stainless steel gas hob, having glass splashback. Stainless steel single electric oven and microwave combination, integrated dishwasher, integrated fridge freezer and sunken sink unit with mixer tap.

LOUNGE

16'7" x 11'2" (5.05m x 3.40m)
uPVC double glazed picture bay window to the front elevation, wall mounted fireplace and TV aerial point.

INNER HALLWAY

Providing access to both bedrooms and the shower room. Fitted storage cupboard.

BEDROOM 1

13'10" x 8'4" to sliderobes (4.22m x 2.54m to sliderobes)
uPVC double glazed window to the rear elevation, fitted sliderobes providing hanging and storage facilities with mirrored central insert.

BEDROOM 2

10'9" x 8'7" (3.28m x 2.62m)
uPVC double glazed window to the side elevation and uPVC double glazed French doors opening out into the rear garden.

SHOWER ROOM

6'9" x 5'4" (2.06m x 1.63m)
uPVC double glazed window to the side elevation, walk-in shower cubicle, pedestal wash hand basin and low level w.c., splashbacks and towel radiator.

OUTSIDE

To the front and rear of the property are low maintenance gardens. A side driveway provides off-street parking and leads down to a single garage with up-and-over door, power and light.

The rear garden offers a relatively good degree of privacy.

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.

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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