



**QUICK & CLARKE**  
The Property Specialists

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**51 Hazelbarrow Drive, Willerby HU10 6QX**  
**Offers Over £210,000**

- Semi-detached family home
- Superbly presented throughout
- Two reception rooms
- Modern fitted kitchen
- Three fitted bedrooms
- First floor bathroom
- Beautiful west facing garden
- Larger than average garage
- Council tax band B
- EPC rating awaited

Located within this highly regarded residential area, we are delighted to offer to the market this exceptionally well-presented semi-detached family home.

The property benefits from uPVC double glazing and gas central heating and in brief comprises entrance hallway, two reception rooms, modern fitted kitchen with built-in oven and hob, three bedrooms, all of which are fitted, and a modern bathroom. There is a superb west facing enclosed garden to the rear, low maintenance garden to the front and a larger than average garage which is accessed via a tenfoot.

This beautiful family home awaits its new owners, an early viewing is a definite must.

## LOCATION

Hazelbarrow Drive is located off Wolfreton Road and lies within ease of reach of the amenities of Willerby.

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

### GROUND FLOOR

### ENTRANCE HALLWAY

A uPVC door with glazed inserts and side windows leads into the entrance hallway, having attractive wood laminate flooring, dado rail, staircase leading to the first floor accommodation and useful storage cupboard.

### LOUNGE / DINING ROOM

23'11 max x 16'11 max (7.29m max x 5.16m max ) (23'11 decreasing to 9'3 x 16'11 decreasing to 10'9) The lounge area has uPVC double glazed window to the front elevation, dado rail and coving to ceiling, modern fire surround with living flame gas fire and TV aerial point.

The dining area has uPVC double glazed French doors opening out into the rear garden, dado rail, coving to ceiling and uPVC double glazed window to the side elevation.

### KITCHEN

10'8 x 8'5 (3.25m x 2.57m) uPVC double glazed windows to the rear and side elevations and a uPVC door with glazed inserts leads out into the rear garden. An extensive range of modern white gloss base and wall cupboards with worksurfaces and matching upstand. Stainless steel sink unit with drainer, single oven, ceramic hob with stainless steel splashback and extractor. Space and plumbing for washing machine, integrated dishwasher and space for fridge freezer.

### FIRST FLOOR

#### LANDING

Access to loft and storage cupboard.

#### BEDROOM 1

12'8 x 9'8 (3.86m x 2.95m) uPVC double glazed window to the front elevation. Fitted wardrobes, bedside tables, alcove shelving, overhead units, dressing table and drawers.

#### BEDROOM 2

9'3 decreasing to 7'4 x 8'10 (2.82m decreasing to 2.24m x 2.69m) uPVC double glazed window to the rear elevation and modern fitted sliderobes.

#### BEDROOM 3

9'5 x 7' decreasing to 5'3 to wardrobes (2.87m x 2.13m decreasing to 1.60m to wardrobes) uPVC double glazed window to the front elevation, wood laminate flooring, fitted wardrobes with overhead units.

### BATHROOM

7'9 x 5'5 (2.36m x 1.65m) Two uPVC double glazed windows to the rear elevation, radiator and extractor. Fully tiled with intermittent décor and border tiling. The three piece suite enjoys low level WC, pedestal wash basin and panelled bath with shower over, .

### EXTERNAL

To the front of the property is an attractive low maintenance gravelled garden with central circular paved area.

The rear west facing garden is beautifully tended with patio area leading down to a lawn, further seating area to the head of the garden and a larger than average brick garage which has rear window, up & over main door, power and light and is accessed via the tenfoot. The rear garden offers a good degree of privacy and is well stocked with an array of shrubbery and plants.

### 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).

### COUNCIL TAX

The Council Tax Band for this property is Band B.

### 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

### 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 thoughts contained here, measurements of doors, windows, stairs 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 quantity or efficiency can be given. Made with Metrapix C2023