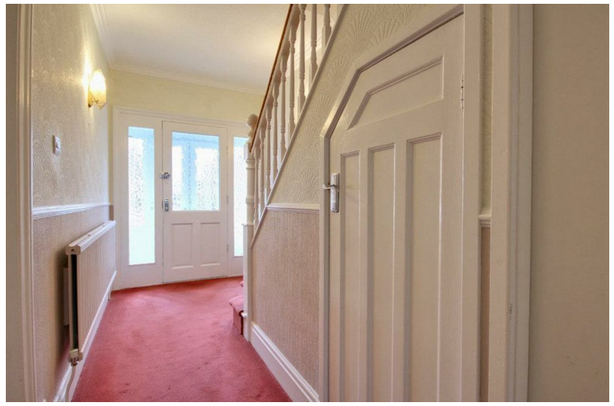

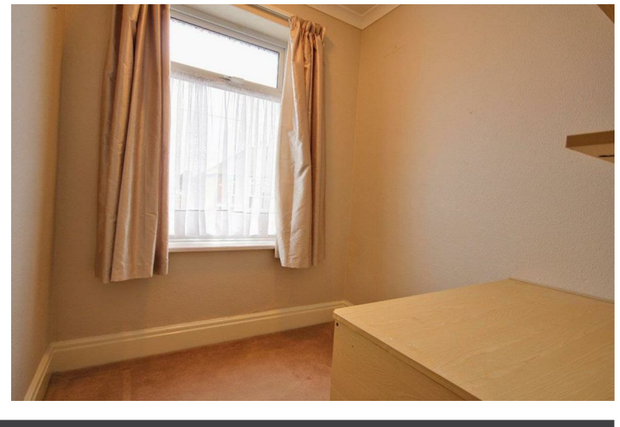

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QUICK&CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

# 9 Beech Avenue, Willerby HU10 6AA

## Offers in the region of £275,000

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- Traditional 1930's semi
- Four bedrooms
- Three receptions
- Modern kitchen
- Modern first floor bathroom
- Well tended good sized gardens
- Driveway and garage
- Popular location
- EPC: D
- Council Tax: D

Located within this highly regarded residential area and offered with no forward chain, we are delighted to present to the market this exceptional semi-detached extended family home. The property has been home for many years to the same family proving not only what a great property it is, but also how great the neighbourhood is.

This property enjoys entrance porch, entrance hallway with downstairs cloaks, two formal reception rooms, breakfast room opening into the modern fitted kitchen to the ground floor. At first floor level there are four good sized bedrooms and a family bathroom. It goes without saying that viewing is a must to fully appreciate this lovely home.

## LOCATION
Beech Avenue is located off Kingston 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 PORCH
A double uPVC door with glazed inserts leads into the entrance porch which is of uPVC and glass construction with door leading into the entrance hallway.

## ENTRANCE HALLWAY
15'7 x 6'3 (4.75m x 1.91m)
Staircase leading to the first floor accommodation, access to the downstairs WC.

## DOWNSTAIRS WC
Low level WC and pedestal wash hand basin.

## LOUNGE
15'3 into bay decreasing to 12' x 12' (4.65m into bay decreasing to 3.66m x 3.66m)
uPVC double glazed walk-in bay window to the front elevation, fireplace with living flame gas fire.

## REAR SITTING ROOM
15'1 x 11'11 max (4.60m x 3.63m max)
uPVC double glazed picture window to the rear elevation, picture rail, coving to ceiling, TV aerial point and recessed fireplace with living flame gas fire.

## BREAKFAST ROOM
9'5 x 9' (2.87m x 2.74m)
Oak flooring and uPVC double glazed window to the side elevation. Open into the kitchen.

## KITCHEN
10'11 x 9'4 (3.33m x 2.84m)
uPVC double glazed window to the rear elevation and uPVC door to garden. Fitted ivory base and wall units with drawers, worksurfaces and splashbacks. Provision for cooking, 1 1/4 sink unit with drainer and mixer tap, space and plumbing for washing machine and dishwasher. Oak flooring.

## FIRST FLOOR

## LANDING
Double fitted linen cupboard, access to loft and uPVC double glazed window to the side elevation.

## BEDROOM 1
15'2 max x 9'9 (4.62m max x 2.97m)
(15'2 into bay max decreasing to 12' max x 9'9 to wardrobes) uPVC double glazed walk-in bay window to the front elevation. Fitted wardrobes providing hanging and storage facilities in an ivory shaker style, and TV aerial point.

## BEDROOM 2
15' x 12' decreasing to 9'2 (4.57m x 3.66m decreasing to 2.79m)
uPVC double glazed window to the rear elevation.

## BEDROOM 3
11'2 x 9'4 (3.40m x 2.84m)
uPVC double glazed window to the rear elevation.

## BEDROOM 4
7' x 6'8 (2.13m x 2.03m)
uPVC double glazed window to the front elevation.

## BATHROOM
8'7 x 5'6 (2.62m x 1.68m)
uPVC double glazed window to the side elevation. Three piece suite in white enjoys P-shaped bath with shower over, pedestal wash hand basin and low level WC. Tiled splashbacks to wet areas.

## EXTERNAL
To the front of the property is a brick boundary wall, planted areas, and gravelled parking which extends down the side of the property via wrought iron gates to a detached garage. The garage has up & over door, power and light.

The rear garden is beautifully tended featuring a block sett patio leading down to a sweeping lawn with well stocked borders providing an all-seasons garden. There is a timber summerhouse which has uPVC double French doors providing a great seating area. At the head of the garden is a workshop area.

## 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 D.

## 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.

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.