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

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

10 West Hill Road, Kirk Ella HU10 7FG

Guide Price £399,950

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

- Immaculate modern house
- Beautiful layout
- Landscaped rear garden
- Ex Beal show house
- Snagging completed
- Four bed/Three bath
- Chain free purchase
- Close to amenities
- EPC - B

A recently built, immaculately laid out and highly specified modern house with all the new build 'snagging' completed, and boasting a fabulous open plan dining kitchen overlooking the garden, four bedrooms and three bathrooms.

Situated on a superb corner plot, this ex show house boasts many upgrades and retains the feeling of a brand new property. Offered with no forward chain, the design has a superb light and bright ambience which is complemented by the beautiful styling, with a landscaped garden and including the attractive blinds and built-in modern wardrobes. The property is in immediate move in condition.

LOCATION

The property is situated in the much sought after village of Kirk Ella and located in a prime corner plot position on the corner of West Hill Road and Honeysuckle Close on this modern and recently completed Beal Development. Accessed off Beverley Road (B1232) close to Willerby Square this superb position lies between the amenities of The Square and Willerby Shopping Park (Waitrose and Aldi).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A modern composite front door with glass panel, attractive wall panelling, modern oak style laminate flooring and inset matwell. Stairs to the first floor accommodation with oak balustrade and storage cupboard under, radiator behind ornamental radiator cover.

LIVING ROOM

15'2 x 13'9 (4.62m x 4.19m)
A dual aspect room with a superb light and bright ambience, with bay window to the front elevation and a further window to the side elevation both with fitted blinds. Wall panelling, and a modern white Adam style fireplace with granite hearth and back housing an electric fire.

OPEN PLAN DINING/LIVING KITCHEN

21'9 x 10'3 (6.63m x 3.12m)
A modern open plan living space with an attractive kitchen boasting two-tone light grey and dark grey units, quartz style worksurfaces and matching upstand. Anthracite sink and drainer, Neff induction hob with extractor over and glass splashback. Integrated Neff oven, fridge freezer and dishwasher. Window to the rear elevation, space for a table adjacent to French doors which lead out onto the rear garden.

UTILITY ROOM

Matching units to those in the kitchen and an anthracite sink and drainer. uPVC glass panelled door to the side elevation, space and plumbing for a washing machine.

DOWNSTAIRS CLOAKROOM

Two piece sanitary suite comprising hand wash basin and close coupled WC. Chrome heated towel rail, partially tiled walls and porcelain tiled floor, window to the front elevation.

FIRST FLOOR

LANDING

Storage cupboard containing water tank, and radiator behind ornamental radiator cover.

MASTER BEDROOM

13'11 x 11'1 (4.24m x 3.38m)
A range of modern fitted wardrobes and window to the front elevation.

EN-SUITE SHOWER ROOM

8'4 x 4'7 (2.54m x 1.40m)
Three piece sanitary suite comprising double shower enclosure, close coupled WC and pedestal hand wash basin. Partially tiled walls, porcelain tiled floor, window to the side elevation and chrome heated towel rail.

BEDROOM 2

12'6 x 8'5 (3.81m x 2.57m)
Window to the rear elevation.

EN-SUITE SHOWER ROOM

7'11 x 3'10 (2.41m x 1.17m)
Three piece sanitary suite comprising close coupled WC, pedestal hand wash basin and double shower enclosure. Porcelain tiled floor, partially tiled walls, window to the front elevation.

BEDROOM 3

11'2 x 10'4 (3.40m x 3.15m)
Window to the rear elevation.

BEDROOM 4

11'1 x 7'5 (3.38m x 2.26m)
Window to the rear elevation.

FAMILY BATHROOM

8'5 x 5'6 (2.57m x 1.68m)
Three piece sanitary suite comprising panelled bath with thermostatic shower over and glass shower screen, close coupled WC and pedestal hand wash basin. Partially tiled walls, porcelain tiled floor, chrome heated towel rail and window to the front elevation.

OUTSIDE

The property is in an attractive corner plot position with a wide double brick sett drive leading up to the garage. The flower border to the front has been laid under bark chippings for ease of maintenance and has been planted with a number of ornamental shrubs.

The rear garden has a walled and fenced boundaries for privacy and has been attractively landscaped, with a porcelain tiled patio adjacent to the rear of the house and further matching patio to the rear of the garden. To one side is a decked seating area and a central lawn. Raised flower beds have been created with a modern sleeper border and there is a concealed bin store adjacent to the side gate, with a pathway running down the side of the property. Within the garden there is an electric supply for concealed lights and an outside tap.

GARAGE

16'10 x 8'6 (5.13m x 2.59m)
An integral garage with up & over door, supplied with light and power, and further courtesy door to the rear of the garage.

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

We believe the Council Tax Band for this property is Band E.

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

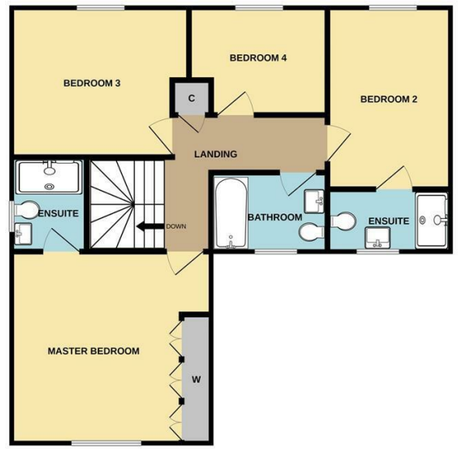
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident 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.

GROUND FLOOR

1ST FLOOR



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.

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.
Made with Metropix ©2022