





The Property Specialists

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4 Carr Lane, Willerby HU10 6JW
Offers Over £340,000

- Imposing Detached family home offering tremendous scope
- Superb location
- THREE reception rooms
- Kitchen
- FOUR good sized bedrooms
- Bathroom & separate WC
- Good sized SOUTH facing garden
- Driveway & Garage
- EPC E

This imposing detached family house has been a much-loved home to the current occupants for over 50 years. Located a stone's throw from the amenities of Willerby Square, the property enjoys THREE good size reception rooms, kitchen, FOUR bedrooms, bathroom and separate WC together with a lovely SOUTH facing garden. A private driveway provides off-street parking for several vehicles. This well-presented property offers ample scope for the right buyer to realise their unique design vision within and make this a great family home. We anticipate significant interest and encourage early viewing to avoid missing out on this great opportunity!

LOCATION

Carr Lane is located in the centre of Willerby, a village in the East Riding of Yorkshire approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access is via the A63/M62 with further trunk routes located over the Humber Bridge. There are good local bus services. Willerby/Kirk Ella have two primary schools; Carr Lane and St Andrews respectively; Wolfreton, the secondary school and sixth form college, rated “Good” by Ofsted, is located in Willerby with Hymers College and Hull Collegiate within driving distance. There is a range of local shops including Waitrose, Aldi, Lidl, Iceland with other outlets including Anlaby Retail Park within close proximity. The University and local hospitals are located within 5 miles.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into entrance porch with door leading into entrance hallway. Staircase leading to the first floor accommodation and access to the understairs storage cupboard.

LOUNGE

16'4" into bay x 13'7" (4.98m into bay x 4.14m)
uPVC double glazed walk-in bay window to the front elevation, wooden fire surround with gas fire, coving to ceiling and TV aerial point.

REAR SITTING/FAMILY ROOM

22'5" x 15'6" max (6.83m x 4.72m max)
(22'5" x 15'6" decreasing to 13'6") Sliding patio door with side windows to the rear elevation overlooking the garden and coving to ceiling. A great versatile room which offers scope for the ever growing family.

DINING ROOM

17'1" x 10' max (5.21m x 3.05m max)
(17'1" x 10' decreasing to 8') Two uPVC double glazed windows to the side elevation with stained glass leaded inserts to top lights. Wall mounted gas fire, with feature original fitted cupboard and door into kitchen.

KITCHEN

10'6" x 9'11" (3.20m x 3.02m)
uPVC double glazed window to the rear elevation. Fitted base and wall units with worksurfaces and tiled splashbacks, stainless steel single electric oven with gas hob, sink unit with drainer, space and plumbing for washing machine and space for under-counter fridge.

FIRST FLOOR

LANDING

Spacious landing area with walk-in linen cupboard.

BEDROOM 1

16'11" into bay x 11'4" (5.16m into bay x 3.45m)
uPVC double glazed walk-in bay window to the south elevation with stained glass leaded top lights, and two fitted wardrobes.

BEDROOM 2

16'6" into bay x 12'5" (5.03m into bay x 3.78m)
uPVC double glazed walk-in bay window to the front elevation with stained glass leaded top lights, and fitted cupboard.

BEDROOM 3

21'7" x 9'10" average (6.58m x 3.00m average)
uPVC double glazed window to the rear elevation with a southerly aspect, and uPVC double glazed window to the side elevation. A versatile family room.

BEDROOM 4

12'1" x 9'10" max (3.68m x 3.00m max)
(12'1" x 9'10" decreasing to 8'9") uPVC double glazed window to the front elevation, and fitted storage cupboard.

BATHROOM

uPVC double glazed window to the side elevation. Two piece suite in white has panelled bath with pedestal hand wash basin, tiled splashbacks.

SEPARATE WC

Low level WC and window to side elevation.

EXTERNAL

To the front of the property is a brick wall and sweeping path leading to the main door. A gated entrance to both sides of the property provides ease of access into the rear garden. The front driveway provides ease of access to the single integral garage which has power and light laid on.

The rear garden is south facing and of good proportions with a patio with enclosed feature dwarf wall leading down to a sweeping lawned garden with garden shed and a superb array of established fruit trees.

AGENTS NOTE

Prospective purchasers should note that there is some cracking internally throughout the property. The vendor has commissioned a full structural survey which shows that there are no structural defects to the property. The report can be viewed at Quick & Clarke's Willerby office.

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 to be Freehold (to be confirmed by the vendor's solicitor).



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.

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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