Quick & Clarke
PROPERTY SPECIALISTS

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49 Kingston Road, Willerby, Hull HU10 6AD

Offers Over £399,950

Beverley | Cottingham | Hornsea | Willerby

- Spacious semi-detached family house
- In excess of 1700 square feet of stylish accommodation with space and versatility
- Four reception rooms
- Bespoke kitchen with built-in appliances
- Utility room and WC
- Four good size bedrooms
- Two bathrooms
- Stunning garden with summerhouse
- Private driveway for several vehicles and integral single garage
- EPC: E. Council Tax: E

Occupying a superb plot, we are delighted to present to the market this truly exceptional semi-detached family home. If you are looking for a family house which has stylish elevations, versatile and spacious accommodation then this property it one for you!

With beautifully styled accommodation in excess of 1700 square feet the property enjoys entrance porch, hallway, four receptions, bespoke kitchen with a host of built-in appliances, utility room and WC off. To the first floor the landing leads to four good size bedrooms, en-suite to the principal bedroom and house bathroom.

The gardens are superb with a summerhouse and designed for ease of maintenance, providing great outdoor family space and a good degree of privacy.

To the front of the property there is private parking for several vehicles and a single integral garage,

Simply ready to key-turn and move right in; an early viewing is an absolute must!

LOCATION

Kingston Road is the main road leading up to Willerby Square within walking distance of a good range of local amenities and facilities and a regular bus service connecting to further afield.

Willerby/Kirk Ella 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

uPVC double glazed French doors lead into:

ENTRANCE PORCH

Windows to the side, tiled floor and a beautiful solid timber door with feature stained glass panel which matches the internal window to the rear of the entrance hall.

ENTRANCE HALLWAY

17'10" x 5'11" (5.44m x 1.80m)
Staircase leading to the first floor accommodation and beautiful parquet flooring.

LOUNGE

17'5" maximum x 14'3" (5.31m maximum x 4.34m)
uPVC double glazed walk-in deep bay window to the front elevation, feature fireplace with cast iron insert and tiled hearth with living flame gas fire. Picture rail. Double timber panelled doors open into:

LIVING ROOM

14' x 1210" (4.27m x 368.81m)
Currenlty used as a further living room and with a decorative fireplace, picture rail and opening into:

STUDY/DINING ROOM

10'3" x 7'11" (3.12m x 2.41m)
uPVC double glazed bay window overlooking the rear garden and useful fitted storage units. Beautiful oak floor with decorative inlay.

SITTING/FAMILY ROOM

17'7" maximum x 9'11" plus recess (5.36m maximum x 3.02m plus recess)
Two uPVC double glazed windows to the side elevation, feature fireplace and TV aerial point. Stripped and stained wood flooring.

KITCHEN

12'2" x 9'4" (3.71m x 2.84m)
uPVC double glazed window to the rear elevation, ivory solid wood base and wall units in a flush finish Shaker design with granite work surfaces and ceramic tile splashbacks, gas hob, double electric fan oven and extractor, sink unit with drainer and mixer tap, and integrated dishwasher. Door into:

UTILITY ROOM

8'8" x 8' (2.64m x 2.44m)
uPVC door to garden, fitted base and wall cupboards to match those in the kitchen and butcher's block work surfaces, Belfast sink with drainer and mixer tap, space and plumbing for washing machine, overhead drying rack and wall mounted gas central heating boiler. Door into:

CLOAKROOM

uPVC double glazed window to the side elevation, two piece modern suite in white comprising back to the unit w.c., wall hung hand wash basin and chrome heated towel rail.

AGENT'S NOTE

We have been informed by the owners that there is parquet flooring flowing throughout the ground floor underneath the carpets.

FIRST FLOOR

LANDING

Window to the side elevation and useful storage cupboard

BEDROOM 1

14'1" x 10'8" to wardrobes (4.29m x 3.25m to wardrobes)
uPVC double glazed window to the rear elevation and a full wall of fitted oak wardrobes providing hanging and storage facilities.

EN-SUITE

Modern three piece suite in white comprising corner shower cubicle, wash hand basin set in vanity unit, back to the unit w.c. with fully tiled walls and contrasting floor tiles.

BEDROOM 2

13'9" into bay x 11'2" to wardrobes (4.19m into bay x 3.40m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation. Fitted timber wardrobes with matching desk unit and window seat.

BEDROOM 3

14'9" x 9'6" (4.50m x 2.90m)
Enjoying a dual aspect with uPVC double glazed picture bay window to the front elevation and further uPVC double glazed window to the rear elevation.

BEDROOM 4

8'8" x 7'9" (2.64m x 2.36m)
uPVC double glazed window to the front elevation.

BATHROOM

7'5" x 6'1" (2.26m x 1.85m)
uPVC double glazed window to the rear elevation, three piece modern suite in white comprising panelled bath with shower over and screen, wash hand basin set in vanity unit and back to the unit w.c., tiled walls and matching flooring.

OUTSIDE

To the front of the property there is a gravel driveway providing off-street parking for several vehicles and leading to the integral garage which has up-and-over door, power and light.

The rear garden is absolutely stunning. There is a large patio with BBQ area having granite work surfaces and useful storage facilities. The timber summerhouse is ideal for outside entertaining or could also be used as a working space, having underfloor heating, internet connection, power and light.

The lawn is edged with an array of shrubbery and plants and has a water feature which creates the perfect backdrop.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a dual zone 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

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.
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