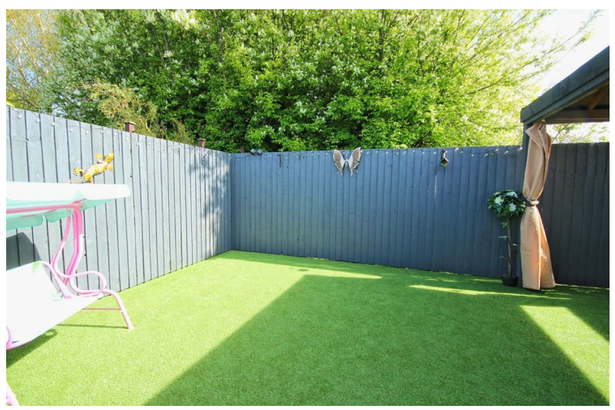


Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

2 Bishop Kempthorne Close, Hessle HU13 9LY

£164,950

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

- Cul-de-sac location
- Beautifully presented throughout
- Modern semi-detached family house
- Three fitted bedrooms
- Modern bathroom
- Modern fitted breakfast kitchen
- Two allocated parking spaces to front
- Superb two level garden
- Viewing is a definite must
- EPC: Awaited

Enjoying a prime cul-de-sac location on a great plot, we are delighted to present to the market this well presented, modern semi-detached family home. The property enjoys uPVC double glazing and gas central heating, and the meticulously presented accommodation comprises: Entrance hallway, lounge, modern fitted breakfast kitchen and to the first floor there are three bedrooms, all of which are fitted, and a modern bathroom. There are two allocated private parking spaces to the front and the rear garden is beautifully presented featuring a Southerly aspect with raised patio; a great space for outside entertainment. This property welcomes its new owners to which an early viewing is a definite must!

LOCATION

From Hessle Square, proceed out on the Hull road turning right onto Itlings Lane. At the bottom of Itlings Lane bear left onto Windmill Way and the second turning on the right hand side is Bishop Kempthorne Close. Lying within ease of reach of the centre of Hessle, which has a good range of local shops and amenities including a small Coop supermarket, a host of local family run businesses and bus routes connecting to the nearby Sainsbury superstore, the A63/M62 and lying only 3 miles West of Hull city centre. An ideal base for those wishing to commute to the motorway and within ease of reach of the city and further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A door with glazed inserts leads into:

LOUNGE

15'10" x 10'6" maximum (4.83m x 3.20m maximum)
uPVC double glazed window to the front elevation, attractive wood laminate flooring, Adam style fire surround with living flame fire and a door into:

BREAKFAST KITCHEN

13' x 8'8" (3.96m x 2.64m)
uPVC double glazed window to the rear elevation and access to a good size understairs storage cupboard. To the kitchen area is an extensive range of ivory base and wall units with attractive oak trim, four ring gas hob with single electric oven, space and plumbing for washing machine, sink unit with drainer, space for fridge freezer and attractive wood laminate flooring.

FIRST FLOOR

LANDING

Access to loft and linen cupboard.

BEDROOM 1

10'6" x 8'11" (3.20m x 2.72m)
uPVC double glazed window to the front elevation and fitted wardrobe.

BEDROOM 2

10' x 5'7" plus doorwell (3.05m x 1.70m plus doorwell)
uPVC double glazed window to the rear elevation and fitted double wardrobe providing hanging and storage facilities.

BEDROOM 3

6'11" x 5'9" (2.11m x 1.75m)
uPVC double glazed window to the rear elevation, fitted wardrobe providing hanging and storage facilities and TV aerial point.

BATHROOM

7' x 5'7" (2.13m x 1.70m)
Modern three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath with electric shower over, extractor and fully tiled to wet areas.

OUTSIDE

To the front of the property is a small open plan garden, and two allocated parking spaces with gated side access leading into the rear garden.

The South facing rear garden is beautifully tended featuring a low maintenance garden with planted borders and raised decked steps with an array of shrubbery and plants leading up to the top terrace. With astro turf for ease of maintenance and providing a great shielded space for outside family living, this garden offers a good degree of privacy and we are informed is a complete sun trap!

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).

VIEWING

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

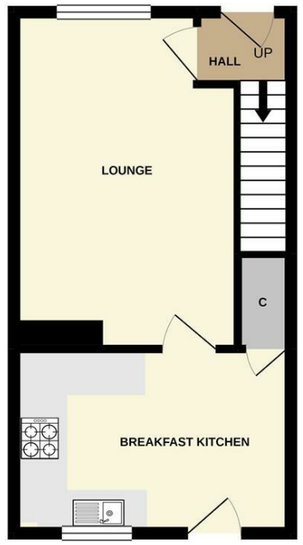
FINANCIAL SERVICES

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

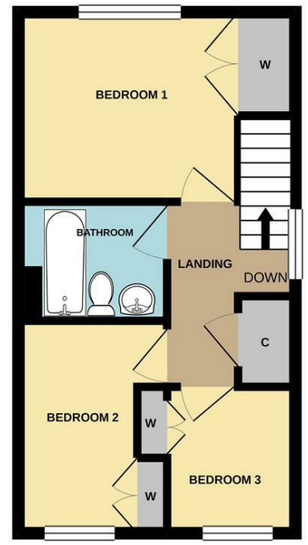
EPC RATING

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.
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