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QUICK & CLARKE
The Property Specialists

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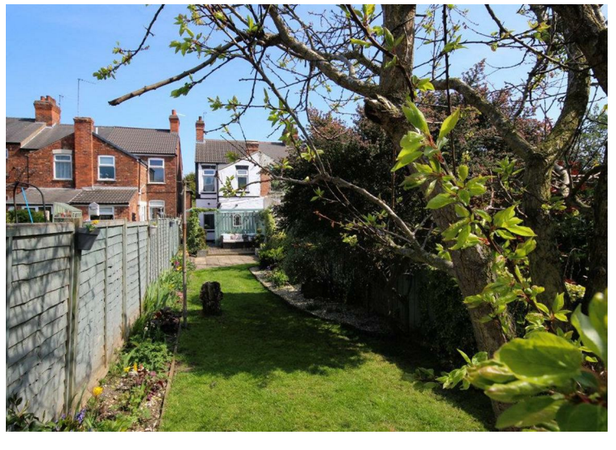

9 Victoria Avenue, Willerby HU10 6DD

£189,000

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- Victorian townhouse
- Beautifully presented throughout
- Two receptions
- Modern kitchen
- Two DOUBLE bedrooms
- Two bathrooms
- Lovely West facing garden
- Great location
- Viewing is highly recommended!
- EPC: awaited

Located within this ever popular residential area we present to the market this truly exception end Victorian town house. Beautifully presented throughout with an abundance of original features marrying together with a superb modern kitchen and bathroom. The property enjoys uPVC double glazing and gas central heating and in brief has entrance hallway, two reception rooms (front lounge with log burner), modern fitted kitchen with built-in oven and hob, rear lobby and modern shower room. To the first floor there are two double bedrooms and a modern four piece bathroom. The lovely west facing garden provides superb outdoor space. This key turn property invites you to book a viewing; you will not be disappointed!

LOCATION

Victoria Avenue is located off Great Gutter Lane and is ideally located for access to surrounding amenities. 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
Double uPVC doors with glazed inserts lead into the entrance porch with uPVC door leading into the lounge.

LOUNGE
14'3 into bay x 11'11 (4.34m into bay x 3.63m)
uPVC double glazed walk-in bay window to the front elevation and TV aerial point. Feature oak fireplace with granite hearth and dual fuel log burner. A door leads into the hallway.

INNER LOBBY
Staircase leading to the first floor accommodation.

DAY ROOM
12' x 11'11 (3.66m x 3.63m)
uPVC double glazed window to the rear elevation, beautiful oak flooring and access to the understairs storage cupboard. An opening leads into the kitchen.

KITCHEN
11'7 x 7'1 (3.53m x 2.16m)
uPVC double glazed window to the side elevation and uPVC door to outside. An extensive range of shaker style ivory base and wall units with worksurfaces and tiled splashbacks. Gas hob with extractor and single oven, sink unit with drainer, space and plumbing for dishwasher. Attractive wood flooring flows throughout.

UTILITY LOBBY
Space and plumbing for washing machine. Door leading into the shower room.

SHOWER ROOM
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys independent shower cubicle, pedestal hand wash basin and low level WC.

FIRST FLOOR
Small landing

BEDROOM 1
12' x 12' (3.66m x 3.66m)
uPVC double glazed window to the rear elevation and storage cupboard. A door leads into the bathroom.

BATHROOM
11'7 x 7'1 (3.53m x 2.16m)
uPVC double glazed window to the rear elevation. Modern four piece suite in white enjoys independent shower cubicle, pedestal wash hand basin, low level WC and beautiful roll top bath with claw feet. Built-in linen cupboard and tongue & groove panelling to half height.

BEDROOM 2
12' x 11'6 (3.66m x 3.51m)
uPVC double glazed window to the front elevation and storage cupboard.

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.

EXTERNAL
To the front of the property there is a low maintenance cottage style garden with ranch fencing and a stunning red robin bush. Side access leads to the rear gardens.

To the rear of the property there is pedestrian right of way access. The garden begins with a superb decking area with pergola over enjoying views of the rear WEST facing garden. The patio leads onto a well tended lawn with further seating area positioned at the head of the garden. The borders are well stocked and maintained, and the boundary is fenced. Such a tranquil beautiful garden, perfect for enjoying outdoor space.

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 B.

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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