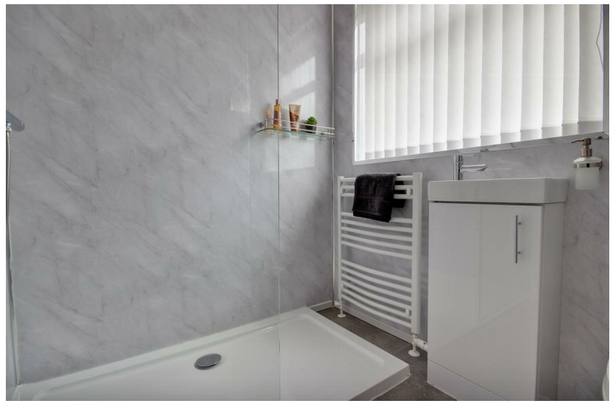

Quick & Clarke
PROPERTY SPECIALISTS

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# 19 Ellerker Rise, Willerby HU10 6EX

**Offers Over £225,000**

Beverley | Cottingham | Hornsea | Willerby

- Two double bedrooms
- Generous sized conservatory
- Westerly facing & easy to maintain garden
- Off-street parking & garage
- Modernised throughout
- Highly regarded location
- EPC Rating: D
- Council Tax Band: C

Recently modernised and tastefully improved throughout, this well-proportioned two-bedroom bungalow is sure to impress.

The heart of the home is a generously sized living room, filled with natural light. Both double bedrooms are excellent sizes and open directly into a spacious, west-facing conservatory that overlooks the garden. A modern, thoughtfully planned kitchen and a contemporary shower room complete the internal accommodation.

Outside, the property benefits from extensive parking to the front and side, leading to a single garage. The rear garden enjoys a sunny westerly aspect and has been landscaped for low maintenance.

## LOCATION

Situated off Well Lane, Ellerker Rise is positioned within half a mile of Willerby Square, offering straightforward access to local shops, a post office, bakeries, and essential services. Doctors' surgeries, pharmacies, and dental practices are all located within a short drive or bus journey.

Regular bus services operate along Main Street and Kingston Road, providing links to Beverley, Cottingham, and Hull city centre. The property is also conveniently placed for access to the A63/M62 network and nearby leisure facilities, including Hull Golf Club and the Total Fitness gym.

## THE ACCOMMODATION COMPRISES

## LIVING ROOM

15'10" x 11'4" (4.83m x 3.45m)
A well proportioned living room offering flexibility of layout and with window to the front elevation. The focal point of the room is a contemporary fireplace housing an electric fire with marble hearth and back.

## KITCHEN

9'8"x 6'10" (2.95mx 2.08m)
Directly accessed from the front of the property through a uPVC front door with glass panel, the modern kitchen offers a good range of wall and base storage units with cream fronts, laminate work surfaces and ceramic tile splashbacks, four ring electric hob with integrated oven, space for dishwasher fridge and washing machine, composite one and a half bowl sink and drainer, window to the side elevation and large storage cupboard housing the modern Ideal Standard boiler.

## INNER LOBBY

Access to the loft with pull down ladder ,partially boarded and light.

## BEDROOM1

11'7" to wardrobes x 9'3" (3.53m to wardrobes x 2.82m)
With one wall encompassing modern wardrobes with sliding fronts and patio doors opening into the conservatory.

## BEDROOM 2

10'1"x 8'11" (3.07mx 2.72m)
Patio doors opening into the conservatory.

## SHOWER ROOM

6'4"x 5'4" (1.93mx 1.63m)
Modern three piece sanitary suite comprising walk-in shower enclosure, vanity unit with inset hand wash basin, close coupled w.c., modern shower board to all walls, window to the side elevation and heated towel radiator.

## CONSERVATORY

13'10" x 9'6" (4.22m x 2.90m)
A superb extension to the rear of the property which is uPVC and glass throughout with French doors opening onto the garden and a Westerly aspect. Attractive exposed wooden floorboards.

## FRONT

The property is set back from the road with a part concrete, part gravel drive leading from the front and down the side of the property to the garage. Additional parking is found directly in front of the bungalow on a gravelled parking area. There is also a number of mature shrubs and trees.

## REAR GARDEN

The rear garden is accessed through a timber gate next to the conservatory and has been landscaped for ease of maintenance. Having an ideal Westerly aspect which ensures a great deal of sun in the afternoon and evening, there is a decked seating area to the rear which overlooks an artificial lawn, fenced perimeter and well tended flower borders. There is also a shed behind the garage for storage.

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.



## GARAGE

20'2" x 8' (6.15m x 2.44m)
A concrete sectional garage with up-and-over door, side courtesy door, windows to both side and rear aspect and supplied with light and power.

## 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).

## 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

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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