



61 Oaklands Drive, Willerby HU10 6BJ
£270,000

- Popular location
- Detached house
- Two Receptions
- Four Bedrooms
- Three Bathrooms
- No forward chain
- Garage and driveway
- Register your interest today
- Council Tax Band D
- EPC: rating B

Located within this popular small residential development and offered to the market with no onward chain. Offering a blank canvas to add your own designs within but offering so much potential! With double glazed windows and gas central heating the property enjoys, Entrance Hallway with WC off, Two Receptions, Conservatory, Fitted Kitchen. To the first floor the landing leads to FOUR Bedrooms; two with en-suites and a modern House Bathroom. The property has solar panels. Integral garage and driveway. Gardens to the front and rear. Viewing is a must!

LOCATION

Oaklands Drive is located off Beverley Road in Willerby. 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

A uPVC door with glazed inserts and side window leads into:

ENTRANCE HALLWAY

Staircase to the first floor accommodation.

W.C.

Window to the front elevation, low level w.c. and pedestal wash hand basin.

LOUNGE

13'11" x 13'1" maximum (4.24m x 3.99m maximum) uPVC double glazed window to the front elevation, modern oak fire surround with granite back and hearth incorporating flame effect fire, dado rail and TV aerial point. Opening into:

DINING ROOM

9'10" x 7'10" (3.00m x 2.39m) Wood laminate flooring, double doors leading into the conservatory and dado rail.

CONSERVATORY

12'1" x 8' (3.68m x 2.44m) Of a uPVC and brick construction with wood laminate flooring and French doors to the garden.

DINING KITCHEN

16'7" x 9'10" (5.05m x 3.00m) Two uPVC double glazed windows to the rear elevation and uPVC door to the garden. Fitted base and wall units in white with contrasting ebony work surfaces and splashbacks, peninsular glass display unit separating the kitchen area from the dining area with a breakfast bar. Porcelain one and a quarter bowl sink unit with drainer and mixer tap, space and plumbing for dishwasher, space for a fridge freezer, space and provision for electric cooker, access to the understairs storage cupboard and door into the garage.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

11'5" decreasing to 9'5" x 8'11" plus doorwell (3.48m decreasing to 2.87m x 2.72m plus doorwell) uPVC double glazed window to the rear elevation, fitted wardrobes with matching drawers and vanity unit providing hanging and storage facilities, and wood laminate flooring. Door into:

EN-SUITE

7'3" x 6' (2.21m x 1.83m) Window to the rear elevation, modern three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath with shower head, attractive mosaic design tiling to wet areas, chrome towel radiator and wood laminate flooring.

BEDROOM 2

10'5" x 10' (3.18m x 3.05m) uPVC double glazed window to the front elevation, TV aerial point and modern slide robes providing hanging and storage facilities.

BEDROOM 3

14' decreasing to 9'1" x 7'5" (4.27m decreasing to 2.77m x 2.26m) uPVC double glazed window to the front elevation and wood laminate flooring. Door into:

EN-SUITE

Modern three piece suite in white comprising low level w.c., pedestal wash hand basin and independent shower cubicle with aquaboard splashbacks and extractor.

BEDROOM 4

7'3" x 6' (2.21m x 1.83m) uPVC double glazed window to the front elevation and wood laminate flooring.

BATHROOM

7'4" x 6'3" (2.24m x 1.91m) Window to the rear elevation, modern three piece suite in white comprising panelled bath with electric shower and shower screen over, pedestal wash hand basin and low level w.c., all beautifully complemented with aquaboard splashbacks.

OUTSIDE

To the front of the property there is a lawned garden and private driveway providing off-street parking. A gate leads into the enclosed rear garden.

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.

SOLAR PANELS

There are solar panels at the property Under A Shade Greener leaser agreement which commenced on 19th November 2012 and expires on the 19th November 2037. Information can be viewed via the office and we advise any purchaser to make enquiries further with their solicitor.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band D

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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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.

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