



QUICK & CLARKE
The Property Specialists

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34 Derrymore Road, Willerby HU10 6ES
Guide Price £300,000

- Semi-detached family home
- In excess of 1,100 square feet
- Four bedrooms, two bathrooms
- Two reception rooms plus conservatory
- uPVC double glazing and gas central heating
- Integral single garage
- Parking to the front of the property
- Well-presented rear garden
- Viewing an absolute must!
- Council tax band C. EPC rating C.

Located within this highly regarded residential area, we are delighted to offer to the market this exceptionally well-presented and extended semi-detached family home. The property enjoys uPVC double glazing, gas central heating and offers in excess of 1,100 square feet of well-proportioned and versatile family accommodation.

The property enjoys entrance hallway, lounge with feature fireplace, superb living dining kitchen with a host of built-in appliances, and conservatory enjoying splendid views over the rear garden. To the first floor there are four bedrooms and two bathrooms. The property benefits from parking to the front and an integral garage. The rear garden is beautiful and provides great outdoor space.

It goes without saying that viewing is a definite must to see what a truly exceptional property this is, in an equally great area.

LOCATION

Derrymore Road is located off Well Lane in Willerby and is accessed from both The Parkway and Main Street. Ideally situated for the local shops and facilities in the village.

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 HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway, having solid oak flooring and staircase with spindle balustrade leading to the first floor accommodation. Personnel door leading into the garage.

LOUNGE

14'8 into bay decreasing to 12'2 x 11'7 (4.47m into bay decreasing to 3.71m x 3.53m)
uPVC double glazed walk-in bay window to the front elevation, dado rail and coving to ceiling. Feature fireplace with living flame gas fire and TV aerial point.

LIVING DINING AREA

14'10 x 10'10 (4.52m x 3.30m)
Attractive wood laminate flooring flowing throughout, feature fireplace with granite back and hearth incorporating a living flame gas fire, sliding patio door leading into the conservatory. Open to:

KITCHEN

12'9 x 10'7 (3.89m x 3.23m)
An extensive range of oak shaker style base and wall units with worksurfaces and tiled splashbacks. 1 1/4 bowl sink unit with drainer and mixer tap. Stainless steel double electric oven, gas hob and chimney extractor. Integrated dishwasher and integrated fridge freezer. Tiled flooring, uPVC double glazed window and door to the rear elevation.

CONSERVATORY

11'5 x 9'4 (3.48m x 2.84m)
Of uPVC and brick construction with attractive wood laminate flooring and French doors opening out into the rear garden.

FIRST FLOOR LANDING

Split level area, cupboard providing storage.

BEDROOM 1

16'7 plus bay x 9'1 (5.05m plus bay x 2.77m)
uPVC double glazed walk-in bay window to the front elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

13'9 x 10'11 max (4.19m x 3.33m max)
uPVC double glazed window to the rear elevation. Fitted cupboard providing shelved storage facilities.

BEDROOM 3

15'1 x 6'7 (4.60m x 2.01m)
uPVC double glazed window to the front elevation.

BEDROOM 4

10' x 6'2 (3.05m x 1.88m)
uPVC double glazed window to the front elevation.

BATHROOM

7'10 x 5'9 (2.39m x 1.75m)
Three piece suite enjoys corner bath, low level WC and pedestal wash basin, complemented by full height decorative tiling. uPVC double glazed window to the rear elevation.

SHOWER ROOM

8'1 x 6' (2.46m x 1.83m)
Independent shower cubicle, low level WC and pedestal wash basin, all beautifully complemented by full height tiling with feature border tiles. uPVC double glazed window to the rear elevation.

EXTERNAL

To the front of the property is a dropped kerb providing block sett off-street parking and leading to the integral garage.

The rear garden which is accessed from the kitchen is beautifully presented with two patio areas, beautifully lawned garden with stepping stones and an array of well-stocked borders. The rear garden offers a good degree of privacy.

INTEGRAL GARAGE

Electric roller door, power and light.

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



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 a guide 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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