



**QUICK & CLARKE**  
The Property Specialists

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**80 The Parkway, Willerby HU10 6AZ**  
**£350,000**



- Detached family home
- Well-presented throughout
- Spacious corner plot
- Four bedrooms, two bathrooms
- Two receptions plus conservatory
- Private parking and garage
- Space and versatility
- Viewing essential
- Council tax band E
- EPC rating C

Enjoying a prime corner plot position boasting plenty of outdoor space, we are delighted to offer to the market this well-presented detached family home. In excess of 1,400 square feet, the accommodation enjoys uPVC double glazing and gas central heating and has entrance hallway with downstairs WC, lounge, conservatory with solid roof, modern dining kitchen with range cooker and to the first floor there are four bedrooms with newly fitted en-suite to bedroom one, and newly fitted four piece bathroom.

The gardens encase the property and private parking is accessed via double wrought iron gates leading to a single detached garage. This property now awaits its new owners and a viewing is a must.

### LOCATION

Located on The Parkway, just off the roundabout, this property is ideally placed for local 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 HALL

A uPVC door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation.

#### DOWNSTAIRS WC

uPVC double glazed window to the side elevation, two piece suite comprising wash basin and low level WC.

#### LOUNGE

21'7 x 11'10 (6.58m x 3.61m)  
uPVC double glazed windows to both the front and rear elevations, wall-mounted fire and TV aerial point.

#### CONSERVATORY

11'5 x 8'2 (3.48m x 2.49m)  
Of uPVC and brick construction with solid roof, enjoying splendid views over the rear garden.

#### DINING KITCHEN

19'1 max x 17'4 decreasing to 10'4 (5.82m max x 5.28m decreasing to 3.15m)  
uPVC double glazed window to the side elevation and uPVC double glazed French doors opening out into the rear garden. An extensive range of walnut base and wall units with granite worksurfaces, sink unit and stainless steel range cooker with oversized extractor. Space and plumbing for both dishwasher and American fridge freezer.

#### FIRST FLOOR LANDING

Access to loft.

#### BEDROOM 1

15'8 x 10'5 (4.78m x 3.18m)  
uPVC double glazed windows to the front and side elevations.

#### EN-SUITE

Newly fitted three piece suite comprising walk-in shower area, wash basin set in vanity unit and low level WC. Extractor and tiled splashbacks.

#### BEDROOM 2

12'1 x 10'8 (3.68m x 3.25m)  
uPVC double glazed window to the front elevation.

#### BEDROOM 3

12'8 x 7'10 plus doorwell (3.86m x 2.39m plus doorwell)  
uPVC double glazed window to the rear elevation.

#### BEDROOM 4

9'10 x 7'3 (3.00m x 2.21m)  
uPVC double glazed window to the side elevation.

#### BATHROOM

9'8 x 5'10 (2.95m x 1.78m)  
uPVC double glazed window to the rear elevation. Newly fitted four piece suite in white enjoys independent shower cubicle, panelled bath, wash basin set in vanity unit and low level WC. Full height tiling to the walls.

#### EXTERNAL

There are wrought iron gates to the rear of the property which provide private parking along with a detached single garage having up & over door, power and light.

The gardens encase the property to the front, side and rear elevations and create great 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).

#### 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 herein, 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. Made with Metropix C2024