



**22 Derrymore Road, Willerby HU10 6ES**  
**£279,000**

- Deceptively spacious semi detached family home
- No forward chain
- Bursting with space, style and versatility
- Two receptions plus Conservatory
- Contemporary fitted Kitchen
- Four Bedrooms
- Two Bathrooms and downstairs WC
- Well tended gardens
- Parking to front and to the rear via shared driveway
- EPC rating : D

Beyond the façade of this semi detached house lies a property which is bursting with space, versatility and style and one that truly offers so much! Offered to the market with NO ONWARD CHAIN. The well presented accommodation enjoys Entrance Hallway, Dining/Sitting Room, Lounge, Conservatory enjoying splendid views over the rear garden, contemporary kitchen with a host of built in appliances and WC. To the first floor there are THREE good size Bedrooms and a modern four piece Bathroom. The second floor has the Principal Bedroom with ensuite shower room. The well tended garden provides great outdoor space. The driveway provides off street parking to rear. Within walking distance of Wolfreton School this property is ideal for family living. Viewing is a definite must!

#### LOCATION

Derrymore Road is located off Well Lane, ideal for commuting to the surrounding area and within walking distance of Wolfreton School catchment area. 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 leads into:

##### ENTRANCE HALLWAY

Staircase with oak balustrade leading to the first floor with storage cupboard under, uPVC double glazed window to the front elevation.

##### LOUNGE

14'4" x 11'1" (4.37m x 3.38m)  
uPVC double glazed French doors opening into the conservatory. Feature fireplace with living flame gas fire and TV aerial point.

##### CONSERVATORY

12'7 x 8'5 (3.84m x 2.57m)  
Of uPVC and brick construction with French doors and enjoying lovely views over the garden.

##### DINING / SITTING ROOM

10'6 x 10'11" (3.20m x 3.33m)  
uPVC double glazed window to the front elevation and attractive wood laminate flooring. A versatile room which is currently used as a dining room but could be used as a second sitting room.

##### KITCHEN

9'8 x 9'7 (2.95m x 2.92m)  
uPVC double glazed window to the rear elevation, uPVC door with glazed inserts leads out to the side driveway. An extensive range of ivory gloss base and wall units with attractive walnut worksurfaces and splashbacks, integral lighting to kickboards and wall units, and glass display cabinets. Sink unit with drainer, integrated dishwasher, stainless steel under-counter double electric fan oven with gas hob and stainless steel chimney extractor. Integrated fridge freezer and attractive wood laminate flooring.

##### UTILITY AREA

Space and plumbing for washing machine, access to downstairs WC.

##### DOWNSTAIRS WC

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

##### FIRST FLOOR LANDING

Fixed staircase leading to the second floor.

##### BEDROOM 2

11'1" x 8'3" (3.38m x 2.51m)  
uPVC double glazed window to the front elevation, full wall of fitted wardrobes.

##### BEDROOM 3

10'9" x 8'4" (3.28m x 2.54m)  
uPVC double glazed window to the rear elevation, full wall of fitted wardrobes.

##### BEDROOM 4

11'10" x 7'9" (3.61m x 2.36m)  
uPVC double glazed windows to the rear and side elevations and built in cupboard space.

##### BATHROOM

10'6 max x 8'4" max (3.20m max x 2.54m max)  
uPVC double glazed window to the side elevation. Four piece white suite enjoys panelled bath, walk-in shower cubicle with multi-point steam shower and media system. A walnut vanity unit housing the wash basin and low level WC. Chrome towel radiator and fully tiled walls to wet areas with feature border tiling.

##### SECOND FLOOR LANDING

Access to eaves.

##### BEDROOM 1

17'9" to eaves x 10'2" (5.41m to eaves x 3.10m)  
uPVC double glazed window to the front elevation and Velux roof window to the rear elevation.

##### EN-SUITE

Three piece white suite having independent shower cubicle with electric shower, wash basin set in vanity unit and low level WC. Extractor and tiling to wet areas.

##### EXTERNAL

To the front of the property is a private parking area with a shared gravelled driveway. There is the base of the previous garage which can be parked on.

The rear garden is well-tended featuring a raised patio area and steps leading down to a lawned garden with well-stocked and established borders. The rear garden offers a relatively good degree of privacy.

##### 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



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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