



3 The Close, Willerby HU10 6JE
Offers Over £400,000

- Modern detached family house
- Small exclusive cul de sac position
- Four Bedrooms
- Two Bathrooms
- Three good sized receptions
- Breakfast Kitchen
- Enclosed rear garden
- Side driveway & single Garage
- Viewing is a must!
- EPC: C Council Tax: E

Tucked away within this small exclusive development off The Parkway, this modern detached family home offers in excess of 1700 square feet of beautifully presented, deceptively spacious, versatile accommodation. With double glazing and gas central heating the property enjoys Entrance Hallway with WC off, three spacious Reception rooms, Modern Dining Kitchen with built in appliances and modern shower room. To the first floor there are FOUR Bedrooms and a modern house Bathroom. The enclosed garden provides good outdoor space and a side driveway leads to the detached single garage. Ideal for family living with Wolfreton School close by. This property is one to view to fully appreciate all it has to offer.

LOCATION

The Close is located off The Parkway 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

To the side of the property a uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation.

LOUNGE

20'10 x 11'10 (6.35m x 3.61m)
uPVC sliding patio doors opening into the rear garden and two uPVC double glazed windows to the side elevation. Beautiful oak fire surround with granite back and hearth incorporating a living flame gas fire, and TV aerial point.

DINING ROOM

12'11 decreasing to 11'10 x 12' (3.94m decreasing to 3.61m x 3.66m)
uPVC double glazed window to the front elevation.

STUDY / GUEST ROOM

13'6 decreasing to 11' x 9'11 (4.11m decreasing to 3.35m x 3.02m)
uPVC double glazed window to the front elevation. Used as a second Lounge but such a versatile family room.

SHOWER ROOM

uPVC double glazed window to the side elevation, low level WC, independent shower cubicle and pedestal wash basin. Tiled to wet areas.

DOWNSTAIRS WC

Low level WC and wash basin.

BREAKFAST KITCHEN

17'5 x 9'7 (5.31m x 2.92m)
uPVC double glazed window to the side elevation and uPVC door with glazed inserts leading out to the rear garden. An extensive range of oak style, fronted shaker design base and wall units with contrasting worksurfaces and matching upstand. Integrated fridge freezer and dishwasher, stainless steel gas hob with matching splashback, chimney extractor and double oven. Attractive tile effect flooring, cupboard housing the gas central heating boiler.

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation. Access to the loft.

BEDROOM 1

23'9 max x 10'9 max (7.24m max x 3.28m max)
uPVC double glazed window to the front elevation.

BEDROOM 2

16'3 decreasing to 14'6 x 10'8 (4.95m decreasing to 4.42m x 3.25m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

13' decreasing to 11'3 x 10'11 (3.96m decreasing to 3.43m x 3.33m)
uPVC double glazed window to the rear elevation, wood laminate flooring.

BEDROOM 4

13'6 decreasing to 9'1 x 10'11 max (4.11m decreasing to 2.77m x 3.33m max)
uPVC double glazed window to the front elevation, wood laminate flooring.

BATHROOM

7'7 x 7'2 (2.31m x 2.18m)
uPVC double glazed window to the side elevation. Modern three piece white suite enjoys panelled bath, pedestal wash basin and low level WC, tiled to wet areas.

EXTERNAL

To the front of the property there is an open plan lawned garden with shrubbery. A side driveway provides off-street parking for several vehicles and leads down to the detached brick built garage (16'10 x 12'10) which has up & over door, light and power.

The rear garden has outside tap, lighting and is predominantly laid to lawn with patio areas and well-maintained borders. There is also a shed and summerhouse and the garden is accessed through a wrought iron gate to the side of the property. Offering a good degree of privacy and providing 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