



**QUICK & CLARKE**  
The Property Specialists

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**39 Main Street, Hull HU10 6BP**  
**£170,000**

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Period mid town house
- No onward chain
- Beautifully presented throughout
- Majority uPVC double glazing; Gas central heating
- 2 reception rooms; 2 double bedrooms
- Stunning four piece bathroom
- Downstairs w.c.
- Good size West facing garden
- EPC Rating: D
- Council Tax Band: B

Located in this popular residential area and within a stone's throw of Willerby Square, we are delighted to present to the market this beautifully fine example of a period mid town house. Enjoying majority uPVC double glazing and gas central heating, the well presented accommodation comprises welcoming entrance hallway, two reception rooms, superb contemporary kitchen, downstairs w.c. and to the first floor two double bedrooms and a stunning four piece bathroom with roll top bath. The West facing garden provides great outdoor space and simply ready to turn a key and move into, this stunning property awaits its new owners. On-street parking is available on a first come first served basis. Viewing is without a shadow of a doubt an absolute must!

## LOCATION

Main Street is located within walking distance of Willerby Square.

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

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A wooden door with glazed inserts leads into:

### ENTRANCE HALLWAY

Stunning feature tile flooring, staircase to the first floor accommodation and door into:

### LOUNGE

11'8" x 11' (3.56m x 3.35m)  
uPVC double glazed walk-in bay window to the front elevation, beautiful rustic fireplace with open grate and tiled hearth, wood laminate flooring and TV aerial point.

### DINING ROOM

12'2" x 11'9" (3.71m x 3.58m)  
uPVC double glazed window enjoying views over the rear garden, attractive wood laminate flooring, fire surround with brick back and tiled hearth having open grate, feature period wood fronted storage cupboards.

### KITCHEN

18'2" maximum x 7'5" maximum (5.54m maximum x 2.26m maximum)  
uPVC double glazed window and door to the side elevation, feature soft grey Shaker style base and wall units with contrasting work surfaces and uplift, one and a quarter bowl sink unit with drainer and mixer tap, space and provision for cooking with stainless steel splashback and stainless steel chimney extractor, space and plumbing for washing machine and space for fridge freezer. Door into:

### W.C.

Low level w.c. and wash hand basin set in vanity unit.

### FIRST FLOOR

### LANDING

### BEDROOM 1

18'8" maximum x 11'7" (5.69m maximum x 3.53m)  
uPVC double glazed windows to the front elevation. Original fitted storage cupboard and attractive wood laminate flooring.

### BEDROOM 2

12' x 9' (3.66m x 2.74m)  
uPVC double glazed window to the rear elevation and beautiful cast iron fireplace.

### BATHROOM

uPVC double glazed window to the side elevation, stunning four piece suite in white comprising roll top bath with claw feet and gravity fed shower head over, low level w.c., wash hand basin set in attractive Shaker style vanity unit, independent shower cubicle, beautiful tiled floor and tiling to wet areas.

### OUTSIDE

To the front of the property is a small raised low maintenance garden. A gated side passageway leads into the West facing rear garden which features an extensive patio. There is pedestrian access across the rear of the house for neighbouring properties. The rear area of the garden is laid to lawn. Timber shed (by separate negotiation)

### PARKING

Parking is available on-street on a first come first served basis.

### 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 majority uPVC double glazing.

### TENURE

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

There is a flying freehold to the first floor over the side passageway.

### 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 floors, windows, doors and any other items are approximate and no responsibility is taken for any 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 12024