



**QUICK & CLARKE**  
The Property Specialists

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**78 Wolfreton Lane, Willerby HU10 6PT**  
**£340,000**

- Traditional semi-detached house
- Blank canvas
- 2 reception rooms
- Conservatory
- 3 bedrooms
- uPVC double glazing
- Gas central heating
- Viewing recommended
- Council tax band D
- EPC rating D

Location within the heart of this ever popular location we present to the market, this aesthetically pleasing bay fronted 1930's semi detached house. Enjoying Entrance Hallway, Two receptions, Conservatory, Kitchen, Utility room. To the first floor there are THREE Bedrooms and four piece Bathroom. The property also has a loft area. The garden provides great outdoor space. Parking is to the front and a side driveway leads down to the single garage. Ready to await it's new owners to add their design flair within and create a great family home. Viewing is a must!

#### LOCATION

Wolfreton Lane is a popular residential area located off Kingston Road and lying within the Wolfreton School catchment area. Lying close to the local amenities and facilities that both Willerby, Kirk Ella and Anlaby have to offer. Lying close by to nearby motorway access via the A63/M62 and further trunk routes over the Humber Bridge. Willerby lies only 5.5 miles from the city centre of Hull and 6.5 miles from the historical market town of Beverley.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

A uPVC door with glazed inserts and full height side windows leads into the entrance hallway. With staircase leading to the first floor accommodation, panelled radiator, wood laminate flooring, access to the under stairs storage cupboard which houses the utility meters and cupboard housing the combination boiler, feature dado rail, ceiling rose and coving and panelled radiator and telephone point.

##### FAMILY/DINING ROOM

16'8 x 13'9 (5.08m x 4.19m)  
uPVC double glazed bay window to the front elevation, Adam style fire surround with marble effect back and hearth and incorporating living flame gas fire, picture rail, dado rail, coving and ceiling rose to ceiling, three panelled radiators.

##### LOUNGE

16'2 x 12'1 (4.93m x 3.68m)  
With uPVC double glazed French doors and matching side window leading into the conservatory, oak effect wood laminate flooring, dado rail and picture rail, coving to ceiling, two wall light points, TV aerial point and radiator.

##### CONSERVATORY

16'2 x 11'5 (4.93m x 3.48m)  
Of a uPVC and brick design with French doors to garden, two panelled radiators, TV aerial point and tiling to floor.

##### KITCHEN

17' x 8'5 (5.18m x 2.57m)  
With uPVC double glazed window to both side elevations, Range of white sheen white base and wall cupboards with co-coordinating work surfaces, breakfast bar, built in stainless steel four ring gas hob with stainless steel chimney extractor above and single stainless steel oven, stainless steel 1 1/4 sink unit with drainer, integrated fridge and integrated dishwasher, attached is concealed lighting to wall units, tiled effect wood laminate flooring and panelled radiator. Door into;

##### UTILITY ROOM

With window to the rear elevation and door to driveway, fitted base cupboards with work surfaces, space and plumbing for washing machine and space for a tumble dryer, stainless steel sink unit with drainer and mixer tap, panelled radiator and access to;

##### CLOAKROOM

With frosted window to rear elevation, two piece modern suite consists of low level WC, with pedestal wash hand basin, coving to ceiling.

##### FIRST FLOOR LANDING

With uPVC double glazed feature window to the side elevation, coving to ceiling with ceiling rose, panelled radiator and feature dado rail. From the landing there is a fixed staircase leading up to the loft area.

##### LOFT AREA

13'9 x 12'7 (4.19m x 3.84m)  
Has Velux roof window to the front and rear elevations and storage cupboard to eaves. Prospective purchasers should note that there are no building regulations in-situ for this room.

##### BEDROOM 1

14'8 x 12' (4.47m x 3.66m)  
uPVC double glazed window to the rear elevation, picture rail and dado rail, coving to ceiling, built in storage cupboard, TV aerial point and panelled radiator.

##### BEDROOM 2

13'5 x 11'4 (4.09m x 3.45m)  
uPVC double glazed window to the front elevation, picture rail and dado rail, coving to ceiling and radiator, fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 3

9'2 x 8'3 (2.79m x 2.51m)  
With uPVC double glazed oriel style window to the front elevation, coving to ceiling, picture rail and dado rail and panelled radiator.

##### FAMILY BATHROOM

uPVC double glazed window to the rear and side aspects, a four piece suite in white consists of low level WC, pedestal wash hand basin, independent shower cubicle with stainless steel shower, panelled bath, complimentary tiled splash backs to contrast with feature border tiling, panelled radiator.

##### EXTERNAL

To the front of the property there is an ornamental wall, car parking extends to the front and side elevation and leads down to a single brick built garage with up and over door, power and light. The rear garden is oversees the golf course to rear, a block sett patio with dwarf wall leads down to a lawned garden area and offering a 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



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 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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