



4 Ash Drive, Willerby HU10 6PR
£265,000

- Traditional semi-detached home
- Highly desirable residential area
- Three bedrooms
- First floor bathroom and separate WC
- Two reception rooms
- Breakfast kitchen
- Beautiful enclosed garden
- Private driveway providing parking
- Council tax band C
- EPC rating D

Located within this highly desirable residential area, we are delighted to present to the market this beautiful three bedroomed semi-detached family home. Having been owned for in excess of 50 years by the current family, this property has such a warm embracing feel from the moment you step through the door.

The property is well-presented throughout and enjoys entrance hallway, two reception rooms with French doors to garden, breakfast kitchen, three bedrooms and bathroom with separate WC to the first floor. The beautifully tended gardens embrace the property and there is off-street parking via wrought iron gates on a private driveway.

Now awaiting its new owners to fully embrace living in this great family home. An early viewing is an absolute must.

LOCATION

Ash Drive is located off Wolfreton Lane which 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

A uPVC door with glazed inserts leads into:

ENTRANCE VESTIBULE

Door leading into:

ENTRANCE HALLWAY

Staircase with balustrade leading to the first floor accommodation.

LOUNGE

15'4 max x 11'4 max (4.67m max x 3.45m max) (15'4 into bay x 11'4 decreasing to 10'10) uPVC double glazed walk-in bay window to the front elevation. Adam style fire surround in white with granite back and hearth and living flame gas fire. Dado rail and coving to ceiling. Double doors lead into:

DINING ROOM

13'5 x 10'5 decreasing to 9'10 (4.09m x 3.18m decreasing to 3.00m) uPVC double glazed window to the rear elevation

BREAKFAST KITCHEN

18'7 x 8'8 decreasing to 6'11 (5.66m x 2.64m decreasing to 2.11m) uPVC double glazed window to the rear and side elevations and uPVC door to garden. To the kitchen area there is an extensive range of maple shaker style base and wall units with worksurfaces and tiled splashbacks. Stainless steel single electric oven with gas hob and chimney extractor, space and plumbing for washing machine, sink unit with drainer and mixer tap. Tile effect wood laminate flooring, access to the understairs storage cupboard which houses the utility meters.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation and access to loft.

BEDROOM 1

15'9 into bay x 8'5 to wardrobes (4.80m into bay x 2.57m to wardrobes) uPVC double glazed bay window to the front elevation. Fitted bedroom furniture comprising four double wardrobes.

BEDROOM 2

13'6 x 11' max (4.11m x 3.35m max) uPVC double glazed window to the rear elevation and fitted wardrobes.

BEDROOM 3

10'10 max x 6'11 (3.30m max x 2.11m) uPVC double glazed bay window to the front elevation.

BATHROOM

6'4 x 5'5 (1.93m x 1.65m) uPVC double glazed window to the rear elevation. Modern two piece suite in white has pedestal wash basin and panelled bath with shower over, tiled to wet areas.

SEPARATE WC

uPVC double glazed window to the side elevation and low level WC.

EXTERNAL

To the front of the property is an ornamental brick wall with wrought iron vehicular gates providing access to the block sett driveway which allows private parking for several vehicles. The front garden is lawned with planted border.

The rear garden is beautifully designed and offers a good degree of privacy. A block sett patio with a concrete hardstanding provides great seating areas, along with a lawned garden with planted borders.

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 floors, 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