



QUICK & CLARKE
The Property Specialists

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52 Well Lane, Willerby HU10 6HE
£245,000

- Semi-detached house
- Popular location
- Beautifully presented throughout
- In excess of 1,200 square feet
- Three double bedrooms
- Newly fitted first floor bathroom
- Extended contemporary kitchen/ diner
- Two receptions and conservatory
- South facing garden and parking
- Council tax band A. EPC rating D.

Located within this ever popular residential area and ideal for family living, being within close proximity to the school this extended traditional semi-detached house awaits its new owners. Having been owned for many years by the same family which truly speaks volumes on not only what a great property it is, but what a superb neighbourhood and location.

Enjoying uPVC double glazing and gas central heating, the well-presented and spacious accommodation, in excess of 1,200 square feet, has entrance hallway, two reception rooms, superb conservatory enjoying stunning views over the rear garden, contemporary fitted kitchen with dining, downstairs WC. To the first floor there are three double bedrooms and a stunning, recently installed bathroom.

The south facing garden is simply exquisite. Beautifully designed and of good proportions with an extensive patio area leading down to a meticulously lawned garden, with all-seasons planting providing a kaleidoscope of colour and texture and offering a relatively good degree of privacy. At the head of the garden is a detached garage with up & over door, ideal for storage. A gated side entry leads down to the front of the property which is gravelled and provides parking for several vehicles.

Ready to move into, this beautiful property needs to be viewed at your earliest opportunity.

LOCATION

Well Lane is located in the heart of Willerby and connects Main Street to The Parkway, with a good range of local amenities and facilities close by. 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; Carr Lane in Willerby and St Andrews in Kirk Ella, 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

Carpeted throughout with staircase leading to the first floor accommodation.

STUDY/SITTING ROOM

11' x 10'1 (3.35m x 3.07m)
uPVC double glazed window to the front elevation.

LOUNGE

14'4 x 12' (4.37m x 3.66m)
uPVC double glazed sliding patio doors leading out into the conservatory and TV aerial point.

CONSERVATORY

13'1 x 12'3 (3.99m x 3.73m)
Being of a uPVC and brick construction with self-cleaning glass roof and attractive wood laminate flooring. French doors open out into the rear garden.

DINING ROOM

14'7 x 6'8 (4.45m x 2.03m)
Accessed from the lounge, uPVC double glazed picture window overlooking the rear garden, attractive tiled flooring flows throughout this area and into the kitchen.

KITCHEN

8'3 x 13'3 (2.51m x 4.04m)
uPVC double glazed window and door overlooking the garden. An extensive range of contemporary gloss ivory base and wall units with worksurfaces and tiled splashbacks, stainless steel double electric oven with ceramic hob and chimney extractor, space and plumbing for slimline dishwasher and washing machine, space for tumble dryer and fridge freezer. 1 1/4 bowl sink unit with drainer and mixer tap, and tiled flooring.

We are advised by the owner that this extension and conservatory was built with double footings and therefore could potentially offer scope to build above, subject to necessary planning.

WC / CLOAKROOM

uPVC double glazed window to the side elevation, low level WC and pedestal wash basin.

FIRST FLOOR LANDING

uPVC double glazed window to the front elevation.

BEDROOM 1

12'2 x 9'11 (3.71m x 3.02m)
uPVC double glazed window to the rear elevation, fitted wardrobes and fitted cupboard housing the gas central heating boiler.

BEDROOM 2

10'2 x 9'9 (3.10m x 2.74m)
uPVC double glazed window to the front elevation, fitted cupboard and wardrobes.

BEDROOM 3

10'7 max x 9'11 max (3.23m max x 3.02m max)
uPVC double glazed window to the rear elevation, modern fitted wardrobes.

BATHROOM

6'9 x 5'8 (2.06m x 1.73m)
uPVC double glazed window to the side elevation. Three piece modern suite fitted in recent months enjoys panelled bath with thermostat shower over and aqua-boarding to walls, attractive vanity unit housing the low level WC and wash basin, towel radiator and extractor. Wood Laminate flooring.

EXTERNAL

To the front of the property there is a gravelled parking area for several vehicles with gated side entry leading into the rear garden.

The rear south facing garden is of excellent proportions featuring an extensive patio area leading down to a lawned garden with small ornamental pond and mature planting giving an all seasons garden. The rear garden provides great outdoor space and 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

GROUND FLOOR



1ST FLOOR



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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