



QUICK & CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk



22 Trafford Road, Willerby HU10 6AJ
£187,000

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

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- Traditional townhouse
- Beautifully presented throughout
- 2 receptions
- Modern fitted kitchen with built-in & integrated appliances
- 3 bedrooms, 2 of which are fitted
- First floor shower room
- South facing low maintenance garden
- Single garage accessed via tenfoot
- Viewing an absolute must
- EPC Rating: E; Council Tax Band: B

Located within this popular cul-de-sac of 1930's properties we are delighted to present to the market this refurbished and beautifully presented traditional townhouse. The property has been transformed by the current owners to provide space, versatility and modern living at its very best. With two reception areas, one of which includes a media wall, superb kitchen with built-in and integrated appliances, three bedrooms, two of which are fitted and a modern shower room. The low maintenance South facing garden provides great outdoor space and there is a single garage to the head accessed via the tenfoot. A truly great property in an equally great area which deserves an early viewing.

LOCATION

Trafford Road is located off Kingston Road in a superb area of similar properties.

Willerb 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

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

12' x 5'2" (3.66m x 1.57m)

Staircase leading to the first floor accommodation and door to:

CLOAKS

Modern two piece suite in white comprising wash hand basin, set in vanity and low level w.c.

LOUNGE/DINING ROOM

22' x 10'5" decreasing to 8'2" (6.71m x 3.18m decreasing to 2.49m)

LOUNGE AREA

13'7" into bay x 8'8" to media wall (4.14m into bay x 2.64m to media wall)

uPVC double glazed walk-in bay window to the front elevation, wood laminate flooring, media wall with recessed shelving, lighting and TV aerial point, wall mounted TV aerial point.

DINING AREA

12' x 10'5" decreasing to 9'1" (3.66m x 3.18m decreasing to 2.77m)

uPVC double glazed French doors leading out into the rear garden.

KITCHEN

11' dec'g to 8'0" x 7'6" dec'g to 6' (3.35m dec'g to 2.44m x 2.29m dec'g to 1.83m)

uPVC double glazed window to the rear and side elevations and uPVC double glazed door leading into the rear garden, an extensive range of pale grey Shaker base and wall units with work surfaces, induction hob with extractor, fan oven, integrated washing machine, integrated fridge freezer, one and a quarter bowl sink unit with drainer and mixer tap, and integrated dishwasher.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

14'7" into bay x 8'3" to sliderobes (4.45m into bay x 2.51m to sliderobes)

uPVC double glazed walk-in bay window to the front elevation, full wall of modern mirrored sliderobes providing hanging and storage facilities.

BEDROM 2

11'11" x 8'3" to sliderobes (3.63m x 2.51m to sliderobes)

uPVC double glazed window to the rear elevation and contemporary wooden fronted sliderobes providing hanging and storage facilities.

BEDROOM 3

7' x 5'8" (2.13m x 1.73m)

uPVC double glazed window to the front elevation.

SHOWER ROOM

5'10" x 5'7" (1.78m x 1.70m)

uPVC double glazed window to the rear elevation, contemporary three piece suite comprising independent shower cubicle, wash hand basin and low level w.c. with Aquaboard to splashbacks.

OUTSIDE

To the front of the property is a low maintenance garden.

The South facing rear garden feature a patio and Astor turf and provides great outdoor space. There is a single garage which is accessed via a tenfoot.

SERVICES

All mains services are available (gas is not longer supplying the property but is present in the area/vicinity) or connected to the property.

CENTRAL HEATING

The property benefits from an electric 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, stairs 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, appliances and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2022)