



9 Bessacarr Avenue, Willerby HU10 6JA
£285,000

- Detached true bungalow
- Cul-de-sac location
- No onward chain
- Beautifully presented throughout
- Two reception rooms
- Modern kitchen with built-in and integrated appliances
- Modern shower room
- Two double bedrooms
- Driveway & garage; Well tended gardens
- EPC Rating: D: Council Tax Band: D

Enjoying a prime cul-de-sac location, this superb detached true bungalow is presented to the market with no onward chain. The property is well presented throughout and enjoys uPVC double glazing and gas central heating. With entrance porch, entrance hallway with storage cupboard, spacious lounge with feature fireplace, dining room, modern fitted kitchen with integrated appliances, two double bedrooms, one of which is fitted, and a superb modern shower room. The gardens are well maintained and encase the property. There is a side driveway attached to the neighbour's and which leads down to a single garage providing off-street parking for several vehicles. Ideally located tucked away within walking distance of The Parkway this property truly deserves an internal viewing to fully appreciate the wealth of accommodation on offer and what a superb location it truly is.

LOCATION

Bessacarr Avenue is located off The Parkway and lies within ease of reach of the local amenities and facilities that the area has to offer, with bus stops on The Parkway itself.

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

A sliding uPVC door to the side of the property leads into:

ENTRANCE PORCH

With door leading into:

ENTRANCE HALLWAY

Storage cupboard.

LOUNGE

21' x 12' (6.40m x 3.66m)
uPVC double glazed picture bay window to the front elevation and uPVC double glazed window to the side elevation, granite fireplace with back and hearth incorporating living flame gas fire and TV aerial point. Door into:

DINING ROOM

9'5" x 8'8" (2.87m x 2.64m)
uPVC double glazed window to the front elevation. Door into:

KITCHEN

11'5" x 9'7" (3.48m x 2.92m)
uPVC double glazed window and door to the side elevation, modern Shaker style base and wall units in white with integrated fridge and integrated dishwasher, tiled walls and contrasting tiled floor, stainless steel sink unit, integrated microwave, gas hob with single oven, and extractor.

BEDROOM 1

13'1" to wardrobes x 9'11" maximum (3.99m to wardrobes x 3.02m maximum)
uPVC double glazed window to the rear elevation and modern fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

11'11" x 11'9" (3.63m x 3.58m)
uPVC double glazed window to the rear elevtion.

SHOWER ROOM

8'8" x 5'7" (2.64m x 1.70m)
uPVC double glazed window to the side elevation, modern three piece suite comprising walk-in shower cubicle with Aquaboarding and splashbacks to shower area, attractive vanity unit housing low level w.c. and wash hand basin all beautifully finished with full height tiling. Towel radiator and extractor.

OUTSIDE

To the front of the property is a small lawned garden which is well maintained with plants and a small dwarf wall.

A block sett driveway which is attached to that of next door provides off-street parking for several vehicles and leads down to the single garage which has up-and-over door, power and light.

The rear garden is well tended and enjoys a Southerly aspect with a patio leading down to a lawned garden with a garden shed. There is also a path leading from the front door and down through a gate into the rear garden.

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.

While 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. Made with Maplogic C3256