

9 Ladysmith Road, Willerby HU10 6HL
Price £299,950

- Superb semi detached family home
- Beautifully presented throughout
- Two receptions
- Breakfast Kitchen
- Downstairs w.c.
- Three bedrooms
- Modern first floor bathroom

- Superb gardens which extend to the side
- Driveway and single garage
- EPC rating D Council Tax: D

Enjoying a superb corner plot which benefits from a side garden, this beautiful presented semi detached house now awaits its new owners. The property is meticulously presented throughout with uPVC double glazing and gas central heating and boasts entrance hallway, two receptions, modern fitted breakfast kitchen, downstairs w.c. and to the first floor there are three good size bedrooms and a modern bathroom. A private driveway provides off street parking and leads to the attached garage. Beautiful gardens which extend to three sides and provide great outdoor space! Simply ready to move into and enjoy the space, style and versatility!

LOCATION

Ladysmith Road is located off Ashgate which is accessed from both Well Lane and Carr Lane.

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A uPVC door with glazed inserts leads into the entrance hallway having attractive wood laminate flooring flowing throughout, radiator housed in cabinet, staircase leading to the first floor accommodation and access to understairs storage cupboard. A door leads into the lounge.

LOUNGE

19'9" x 12' (6.02m x 3.66m)
uPVC double glazed picture bay window to the front elevation. Adams style fire surround with granite back and hearth and incorporating living flame gas fire, t.v. aerial point and double doors with glazed inserts leading into the dining room.

DINING ROOM

11' x 9'10" (3.35m x 3.00m)
uPVC double glazed window to the rear elevation. A door leads into the breakfast kitchen.

BREAKFAST KITCHEN

14'10" x 10' maximum (4.52m x 3.05m maximum)
uPVC double glazed window to the rear elevation. An extensive range of ivory fitted base and wall units in a Shaker design with wood effect work surfaces and uplift, electric oven with ceramic hob and stainless steel chimney extractor. Tiled splashbacks to cooking area, Franke fragranite sink unit with drainer and mixer tap. Integrated dishwasher, t.v. aerial point and door leading into rear lobby.

REAR LOBBY

uPVC door leading to the garden and access to downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

uPVC double glazed window to the rear elevation. Two piece modern suite in white enjoys low level w.c. and pedestal wash hand basin.

FIRST FLOOR

LANDING

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

BEDROOM 1

15'11" x 9' to wardrobes (4.85m x 2.74m to wardrobes)
uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities and pedestal wash hand basin.

BEDROOM 2

10'10" x 14'1" (3.30m x 4.29m)
uPVC double glazed window to the rear elevation. Pedestal wash hand basin.

BEDROOM 3

10'11" x 8'4" (3.33m x 2.54m)
uPVC double glazed window to the front elevation.

BATHROOM

8'3" x 6'4" (2.51m x 1.93m)
Modern three piece suite in white enjoying panelled bath with mixer tap and electric shower over bath, pedestal wash hand basin, low level w.c. and all beautifully complimented with full height tiling with intermittent decor tiling.

EXTERNAL

To the front of the property it overlooks The Green with dwarf brick wall and wrought iron gates providing access to the private driveway. The private driveway provides off street parking. The front enclosed lawned garden is meticulously presented with planted borders.

There is a single garage which has up and over door, power and light.

Gated side entry leads down to the side garden which is predominantly laid to lawn and leads into the rear garden, again predominantly laid to lawn with a superb gravelled planted area and patio and two timber garden sheds. The rear garden offers 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

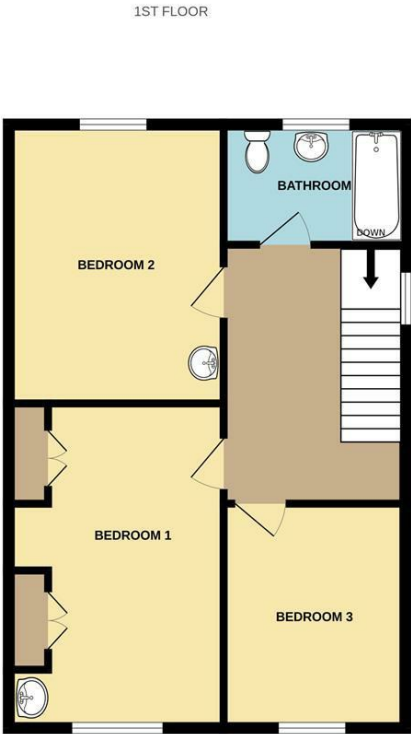
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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.
Made with Metropix ©2025