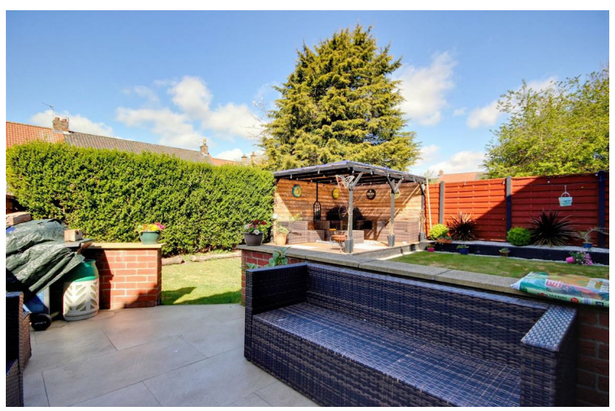


Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

5 Wauldby Close, Anlaby HU10 6QQ

Offers Over £185,000

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

- Modernised semi detached house
- Head of cul de sac location
- In excess of 1000 square feet
- Stunning dining Kitchen
- Good size Lounge
- Three Bedrooms
- Modern first floor Bathroom
- Superb gardens which also extend to the side
- Viewing an absolute must
- EPC: C Council Tax Band: A

Enjoying a prime, head of cul-de-sac position, this meticulously presented end family home is offered to the market. The property has been transformed by the current owners with slick, stylish elevations throughout and a superb garden which extends to the side.

With entrance hallway, lounge, superb dining kitchen with a host of built in appliances, and to the first floor there are three good size bedrooms and contemporary modern bathroom.

Parking is available on the close on a first come first served basis.

Simply ready to keyturn and move within, an early viewing is a must!

LOCATION

Located off Springfield Way this small development is located with cul-de-sac position and lies within ease of reach of the facilities on Anlaby Retail Park with a good selection of shops, regular bus service connecting to both Willerby, Beverley and Hull City Centre.

The property is located within the popular village of Anlaby. In the village there are a variety of shopping facilities and the property is also well placed for access to the supermarkets of Morrisons, Waitrose and Sainsburys. There is good public transportation which runs through the village with good road access to both the Hull city centre and the regions motorway network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed door with glazed inserts leads into the entrance hallway. Having staircase leading to the first floor accommodation. Attractive wood laminate flooring and door into lounge.

LOUNGE

13'5" x 12'0" maximum (4.09m x 3.66m maximum)
uPVC double glazed window to the front elevation. Recessed fireplace with log burner and brick back. TV aerial point.

DINING KITCHEN

22'2" x 8'9" plus doorwell (6.76m x 2.67m plus doorwell)
uPVC double glazed window and uPVC double glazed French doors leading out into the rear garden. An extensive range of Shaker style base and wall units with laminate work surfaces and tiled splashbacks. Ceramic hob with single electric oven, integrated dishwasher, integrated fridge freezer and integral wine rack. Sink unit with drainer and mixer and attractive wood laminate flooring. Access to the understairs storage cupboard which provides further storage.

FIRST FLOOR

LANDING

With fitted linen cupboard, access to loft and uPVC double glazed window to the side elevation.

BEDROOM 1

13'0" x 10'5" plus recess (3.96m x 3.18m plus recess)
uPVC double glazed window to the front elevation and recess hanging area.

BEDROOM 2

12'11" x 8'11" (3.94m x 2.72m)
uPVC double glazed window to the front elevation and recessed storage area.

BEDROOM 3

9'2" decreasing to 5'8" x 8'8" (2.79m decreasing to 1.73m x 2.64m)
uPVC double glazed window to the front elevation.

SHOWER ROOM

8'6" x 4'9" (2.59m x 1.45m)
uPVC double glazed window to the rear and side elevations. Three piece modern suite enjoys large walk-in shower cubicle with thermostat shower, pedestal wash hand basin and low level w.c. Fully tiled to shower area and tiled to dado height to the remaining wet areas. Feature radiator and extractor.

OUTSIDE

To the front of the property there is a small gravelled garden. A shared path leads down to the front door with gated entry to the rear garden.

The rear garden is beautifully tended featuring a porcelain tiled patio with brick ornamental wall stepping onto a meticulously lawned garden with raised, low maintenance flower and planting beds and extending to the side. There is a pergola with covered roof with decking providing further seating area, ideal for barbecuing at the end of the day. There is also an outside tap.

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).

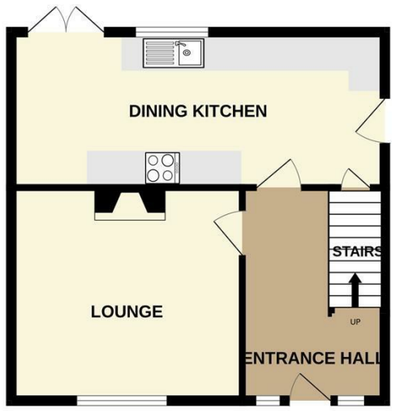
VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

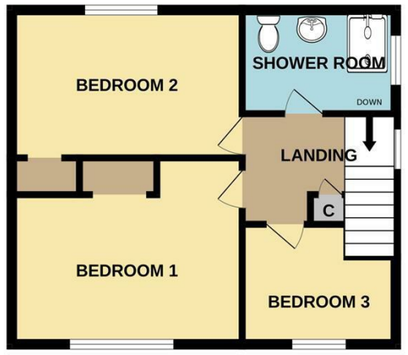
FINANCIAL SERVICES

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.
Made with Metropix ©2025