





The Property Specialists

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



20 St. Julians Wells, Kirk Ella HU10 7AF
Guide Price £385,000

- Four beds / two recs rooms / one bath plus shower
- Well looked after and attractively presented
- Head of cul-de-sac position
- Private rear garden
- Double garage plus driveway
- Council Tax Band: E
- EPC Rating: D

A very attractive and well looked after family house occupying a prime position at the head of cul-de-sac. The property offers spacious and flexible accommodation having two reception rooms plus a modern fitted kitchen and downstairs cloakroom. To the first floor are four good sized bedrooms, the master bedroom having an en suite shower and a further relatively recently fitted modern bathroom.

Situated backing onto the old railway embankment, the property enjoys a fabulous backdrop of trees which create a great level of privacy and peacefulness to the rear garden. Further, informal access to the embankment will be attractive to dog owners and as an attractive shortcut to Willerby Square.

Also benefitting from a double garage and wide driveway - viewing is highly recommended.

LOCATION

The property is located at the head of the cul-de-sac which forms St Julians Wells and leads off from Beverley Road in Kirk Ella. In a superb position backing onto the old railway embankment the property has a beautiful verdant backdrop to the rear garden. In a location ideal for the schools and the amenities of both Willerby and Anlaby there is also ease of access to the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

5'0" x 4'9" (1.52m x 1.45m)
With a uPVC front door with stained glass panel and ornate glass panel to one side. Stairs to the first floor accommodation.

LIVING ROOM

21'7" x 10'10" (6.58m x 3.30m)
A very generous sized dual aspect room of a size that could accommodate both dining and living room furniture. Bay window to the front elevation which looks down the cul-de-sac and with French doors to the rear opening onto the patio area of the rear garden. The focal point is a gas fire set in painted surround with granite hearth and back.

DINING ROOM

12'0" x 9'8" (3.66m x 2.95m)
Offering flexibility of use and with window to front elevation and timber glass panelled doors from the kitchen.

KITCHEN

15'11" x 9'8" (4.85m x 2.95m)
A modern fitted kitchen offering a very generous range of wall and base storage units with white fronts and attractive quartz work surfaces. Ceramic tiled splashbacks. Stainless steel sink and drainer, five ring stainless steel gas hob with extractor over and integrated oven. Space and plumbing for washing machine and upright fridge freezer. Porcelain tiled floor and window to rear elevation.

CLOAKROOM

5'3" x 3'6" (1.60m x 1.07m)
A two piece sanitary suite comprising low level w.c., vanity hand wash basin, mosaic tiled splashback and laminate flooring.

REAR LOBBY

8'11" x 3'6" (2.72m x 1.07m)
A uPVC glass panelled door opening onto the garden and cupboard housing the modern Ideal Standard boiler.

FIRST FLOOR

BEDROOM 1

12'1" x 10'11" (3.68m x 3.33m)
Extensive range of fitted wardrobes and window to front elevation.

EN SUITE SHOWER

4'5" x 3'9" (1.35m x 1.14m)
Fully tiled walls and floor and double shower enclosure. Chrome heated towel rail.

BEDROOM 2

12'1" x 9'8" (3.68m x 2.95m)
Window to front elevation and modern built-in wardrobes with sliding front.

BEDROOM 3

9'3" x 8'6" (2.82m x 2.59m)
Window to rear elevation.

BEDROOM 4

9'2" x 7'5" maximum (2.79m x 2.26m maximum)
Fitted wardrobe and desk unit. Window to rear elevation.

BATHROOM

7'5" x 5'5" (2.26m x 1.65m)
With modern three piece sanitary suite comprising close coupled w.c., vanity hand wash basin, bath with shower over and glass screen. Tiled walls and floor. Heated towel rail. Window to rear elevation.

OUTSIDE

The property is set back from the cul-de-sac with a wide tarmac drive which leads down the side of the property and provides ample parking for several vehicles.

The front garden is lawned with an attractive array of modern shrubs and trees which form the front boundary and offer the property a good level of privacy.

The rear garden is accessed through timber gates from the driveway and is beautifully private with a verdant backdrop of the railway embankment to the rear. Largely lawned, there is a patio area adjacent to the rear of the house and a further secret garden behind the garage which could accommodate a vegetable patch and currently accommodates a shed which has light and power. Within the main garden there is a summerhouse with a further covered patio area to the side. Access can be gained down the far side of the house through a further timber gate. There is also a gate to the rear of the garden which provides informal access to the embankment - ideal for dog walkers or a shortcut to Willerby Square or Haltemprice Sports Centre.

GARAGE

17'6 x 16'8 (5.33m x 5.08m)
Double garage with dual up and over vehicular doors. Supplied with light and power with further storage in the roof space.

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.

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