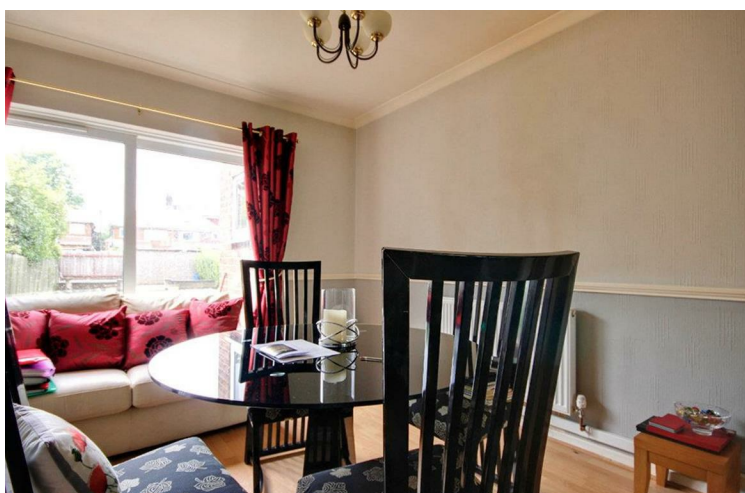
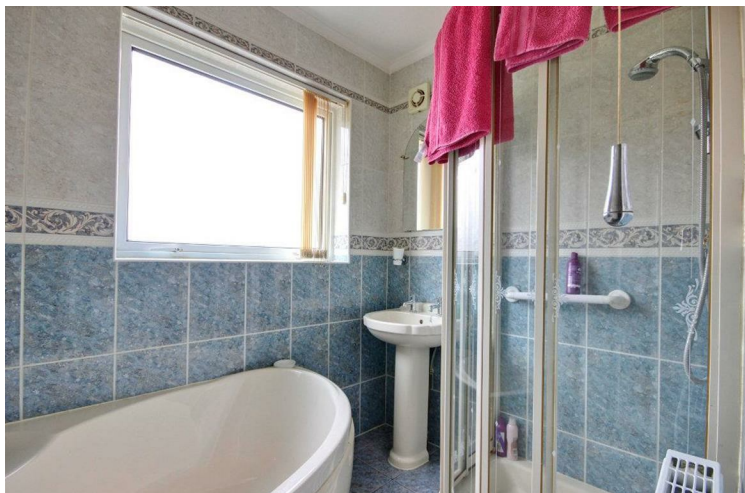
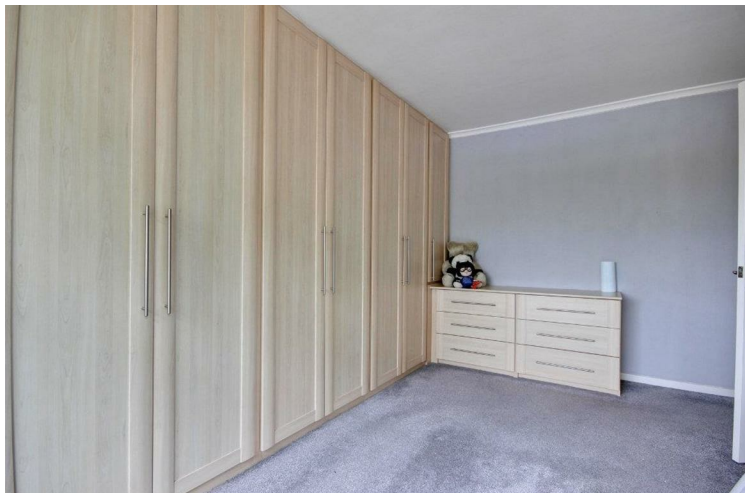
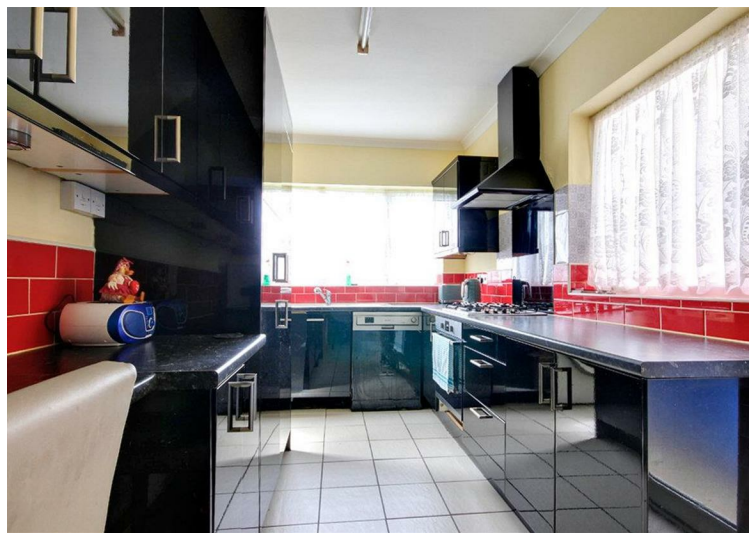




QUICK&CLARKE
The Property Specialists

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48 Gorton Road, Willerby, Hull HU10 6LT
Offers Over £225,000

- Bay fronted semi detached
- Three Bedrooms
- First floor Bathroom
- Two receptions
- Kitchen
- Good size West facing garden
- Garage accessed from the ten foot
- Whilst in need of cosmetic upgrade there is so much potential
- Viewing is a must!
- EPC: D Council Tax: C

This bay fronted semi detached house now is searching for it's new owners! Offering a blank canvass to add your own designs within with a superb West facing garden and garage to the rear. The property enjoys uPVC double glazing and gas central heating and in brief has entrance hallway, lounge, dining room, kitchen and to the first floor there are three bedrooms (two of which are fitted) and a house bathroom with separate WC.

Whilst in need of cosmetic upgrading this property offers immense potential to which an early viewing is an absolute must!

LOCATION
Gorton Road is located off Kingston Road and is ideally located for facilities in Willerby and nearby Anlaby.

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 HALLWAY
14'2" x 5'10" (4.32m x 1.78m)
uPVC door with glazed inserts leads into the entrance hallway. Having staircase leading to the first floor accommodation.

LOUNGE AREA
14'6" into bay x 11'11" (4.42m into bay x 3.63m)
uPVC double glazed bay window to the front elevation. Adams style fire surround housing a living flame gas fire. TV aerial point.

DINING AREA
12'2" x 10'7" (3.71m x 3.23m)
With sliding patio doors to garden.

KITCHEN
14'10" x 9'11" decreasing to 5'10" (4.52m x 3.02m decreasing to 1.78m)
uPVC double glazed windows to both the rear and side elevations and uPVC door leads out into the side passage into the garden. An extensive range of fitted base and wall units in ebony with work surfaces and splashbacks. Sink unit with drainer and mixer tap. Hob and oven. Space and plumbing for washing machine. Space for fridge. Access to the understairs storage cupboard.

FIRST FLOOR
LANDING

BEDROOM 1
15'1" x 8'10" to wardrobes (4.60m x 2.69m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation. Fitted wardrobes providing hanging and storage facilities.

BEDROOM 2
12'2" x 8'4" to wardrobes (3.71m x 2.54m to wardrobes)
uPVC double glazed window to the rear elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 3
7'5" x 7'0" (2.26m x 2.13m)
uPVC double glazed window to the front elevation.

BATHROOM
uPVC double glazed window to the rear elevation. Three piece suite enjoys corner bath, independent shower cubicle and pedestal hand wash basin. Tiled walls and floor.

SEPARATE W.C.
uPVC double glazed window to the side elevation and low level w.c.

OUTSIDE
To the front of the property there is an enclosed front garden which is lawned and planted. Gated side entry leads down to the rear of a good sized west facing garden.

The garden is predominantly laid to lawn and at the head is a larger than average garage which is accessed via the 10 foot. The garage does not have a workable door but could easily have one added or indeed double doors to provide storage.

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 floorplans 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