



QUICK&CLARKE

The Property Specialists

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1 Whitfield Road, West Hill Road, Kirk Ella, Hull HU10 7GF
£450,000

- Modern detached family home
- Having been altered and benefiting from the extra package at build stage
- Stunning throughout!
- Lounge with contemporary fireplace
- Living dining kitchen with a host of built in appliances
- Utility room and separate WC
- Four fitted good size bedrooms
- Two bathrooms
- South facing garden driveway and garage-store
- EPC Rating: B Council Tax Band: E

Occupying such a superb plot with south facing rear garden, we present to the market this beautiful detached family home. Built by Beal Homes to their "Haxby" design, yet transformed by the owners from build to create stylish elevations with space and versatility. Having also benefited from the upgrade extra package from new build, this property really does offer so much style!

The stunning interior enjoys welcoming hallway with WC off, lounge with contemporary fireplace. Superb living dining kitchen with bi-folding doors opening in to the rear garden. A host of built in appliances and utility room. To the first floor the spacious landing leads to four good size bedrooms and two bathrooms.

The driveway provides private parking for several vehicles. The garage was partly incorporated in to the living accommodation but leaving a useable store.

Simply ready to key-turn and move in to; an early viewing is an absolute must.

LOCATION

Located on West Hill development, just located off Beverley Road in Willerby

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

An attractive door with inserts leads into entrance hallway with beautiful Karndean flooring, staircase to the first floor accommodation, understairs storage cupboard and access to the downstairs w.c. Double oak and glazed doors open out into the living dining kitchen.

DOWNSTAIRS W.C.

The w.c. has modern two piece suite in white and uPVC double glazed window to the front elevation.

LOUNGE

14'8" into bay decreasing to 12'0" x 14'4" (4.47m into bay decreasing to 3.66m x 4.37m)
uPVC double glazed bay window to the front elevation, contemporary fireplace with flame effect fire and t.v. aerial point.

LIVING DINING KITCHEN

33'7" x 11'11" decreasing to 10'2" (10.24m x 3.63m decreasing to 3.10m)
Having been altered and extended into half of the former garage from new build this stunning family room has two sets of bi-folding doors creating superb light flow. There is attractive Karndean flooring flowing throughout this area. To the kitchen area there is an extensive range of light grey Shaker style base and wall units with quartz work surfaces and splashbacks, built-in fan assisted oven with electric glass ceramic hob and chimney extractor, integrated fridge freezer, plumbing and space for dishwasher. Double sunken sink unit with mixer tap.

UTILITY ROOM

Door to garden, fitted cupboards and gas central heating boiler. Space and plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

LANDING

With access to loft with loft ladder.

BEDROOM 1

14'4" into wardrobes decreasing to 12'4" x 12'0" (4.37m into wardrobes decreasing to 3.76m x 3.66m)
uPVC double glazed window to the front elevation. An extensive range of stunning Shaker design fitted wardrobes enjoying four sets of double providing hanging and storage facilities and t.v. aerial point. A door leads into the en-suite.

EN-SUITE

uPVC double glazed window to the side elevation. Three piece modern suite in white enjoys walk-in shower, wash hand basin set in vanity and low level w.c. Splashbacks, extractor and towel radiator.

BEDROOM 2

10'9" to wardrobes x 10'2" (3.28m to wardrobes x 3.10m)
uPVC double glazed window to the rear elevation. Fitted modern wardrobes enjoying two sets of double wardrobes providing hanging and storage facilities.

BEDROOM 3

11'11" to wardrobes x 8'8" (3.63m to wardrobes x 2.64m)
uPVC double glazed window to the rear elevation. Full wall of fitted wardrobes enjoying two sets of double providing hanging and storage facilities.

BEDROOM 4

12'2" to wardrobes x 7'4" maximum (3.71m to wardrobes x 2.24m maximum)
uPVC double glazed window to the front elevation. Full wall of fitted wardrobes enjoying a double and single wardrobe.

BATHROOM

uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys panelled bath with shower over, vanity unit housing low level w.c. and pedestal wash hand basin. Tiled splashbacks to wet area, shower screen, towel radiator and extractor.

OUTSIDE

To the front of the property there is an open plan lawned garden with double driveway providing off street parking and leading to the garage store. This has a roller door, power and light.

A side gated entry leads into the beautiful southerly facing rear garden with extensive patio area leading down to a good sized lawn and offering a relatively 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



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