



QUICK & CLARKE
The Property Specialists

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2 Setterwood Garth, Willerby HU10 6AT
£195,000

- Semi-detached family home
- Superb side driveway for several vehicles
- Well presented throughout
- In need of cosmetic modernisation
- 3 bedrooms
- First floor bathroom
- Lounge/dining room
- Fitted kitchen
- South facing garden
- EPC Rating: D Council Tax Band: C

Enjoying a prime head of cul-de-sac position with superb side driveway providing off-street parking for several vehicles, this aesthetically pleasing semi-detached family home now awaits its new owners. The property is well presented and offers a blank canvas for any buyer to add their own design flair within and create superb contemporary living. With uPVC double glazing and gas central heating the property enjoys entrance hallway, spacious lounge/dining room, fitted kitchen and to the first floor there are three bedrooms, one of which is fitted, and a modern bathroom. The enclosed garden offers a good degree of privacy and benefits from being South facing. Viewing is a must to fully appreciate the accommodation on offer and what a great location the property sits in.

LOCATION

Setterwood Garth is located off Overton Avenue, which is accessed off both Carr Lane and The Parkway. Ideally located for Wolfreton School and the local amenities nearby, Willerby is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A composite door with glazed inserts leads into:

ENTRANCE HALLWAY

Wood laminate flooring and staircase to the first floor accommodation.

LOUNGE/DINING ROOM

21'9" x 12'4" decreasing to 10'9" (6.63m x 3.76m decreasing to 3.28m)

uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear elevation.

KITCHEN

9'10" x 8'1" (3.00m x 2.46m)

uPVC double glazed window to the rear elevation and door to garden, fitted base and wall units in white with work surfaces, space and provision for cooking, sink unit with drainer, space and plumbing for washing machine and space for fridge freezer. Access to the understairs storage cupboard.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation.

BEDROOM 1

11'1" x 10'8" to wardrobes plus door well (3.38m x 3.25m to wardrobes plus door well)

uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

12'7" plus door well x 10'7" (3.84m plus door well x 3.23m)

uPVC double glazed window to the rear elevation.

BEDROOM 3

8' x 7'6" (2.44m x 2.29m)

uPVC double glazed window to the front elevation.

BATHROOM

6'10" x 5'4" (2.08m x 1.63m)

uPVC double glazed window to the rear elevation, three piece suite in white comprising panelled bath with shower and screen over, low level w.c. and pedestal wash hand basin, tiling to wet areas with contrasting tiled floor.

OUTSIDE

To the front of the property is a generously sized lawned garden.

The side driveway is attached to that of the neighbouring property and provides off-street parking for up to three/four vehicles and leads down to a single garage which has up-and-over door.

The rear garden is designed for ease of maintenance with a garden shed and benefits from being South facing.

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 ©2024