



4 Bed Detached House

£399,950



The Close, Willerby, Hull, HU10 6JE

Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of this superb property. This lovely detached residence is perfectly placed with a most highly sought after residential area. The property is situated in an attractive cul-de-sac setting. This exceptionally spacious property is arranged to 2 floors with versatile, generously proportioned living accommodation which are both stylish and contemporary throughout.

The accommodation comprises of an entrance hall, with a shower room and a separate WC leading off. The lounge has lovely views and access to the rear garden area. The dining kitchen has an attractive range of units which are further complemented with integrated appliances and coordinating fixtures and fittings with space for informal dining. There are 2 further reception rooms to the ground floor.

To the 1st floor there are 4 aesthetically pleasing double bedrooms and a family bathroom.

Outside to the rear the garden is mainly laid to lawn with attractive and mature trees, plants, flowers and shrubs to the borders and beds. The beauty of this lovely rear garden is a none overlooked position from the rear as the garden edges onto the Springhead golf course. The garage sits at the head of a private drive.

Internal viewing is highly recommended.

Key Features

INTERNAL VIEWING ESSENTIAL!

DETACHED PROPERTY

4 DOUBLE BEDROOMS

LOUNGE AND 2 FURTHER RECEPTION ROOMS

SHOWER ROOM AND FAMILY BATHROOM

GARAGE AND OFF ROAD PARKING

GAS CENTRAL HEATING AND DOUBLE GLAZING

Location

Willerby is one of the most desirable West Hull villages and well known for it's wealth of amenities with good shopping centres, retails parks and high street supermarkets.

Other amenities include a health centre, sports centre, library, post office, opticians and dental surgeries.

Motorway networks connect easily to the neighbouring Cottingham village and historic market town of Beverley.

For the growing family there are highly reputable schools, colleges and academies close by.

The neighbouring village of Kirkella has a golf course. There is also a great choice of fitness centres.

For those wanting to spend quality time with friends and family there are many well visited and vibrant cafe bars and family restaurants to choose from.

All in all a great place to live!

Property Description

Ground Floor

Entrance Hall - Double glazed entrance door with side screen window.

Spindle turned staircase off the the 1st floor.

Radiator.

Laminate flooring.

Coving.

Cloaks/WC - With a 2 piece suite comprising of a vanity wash hand basin with storage space beneath and low flush WC.

Partial contrasting tiled surround.

Radiator.

Extractor fan.

Coving.

Coordinating tiled flooring.

Understairs cloaks/storage cupboard.

Lounge - 21' 4" x 11' 11" (6.51m x 3.65m) Extremes to extremes.

Double patio doors providing views and access to rear patio area and gardens beyond.

2 further double glazed windows with aspect over the side elevation.

Modern fire surround with marble back and hearth housing a living flame gas fire.

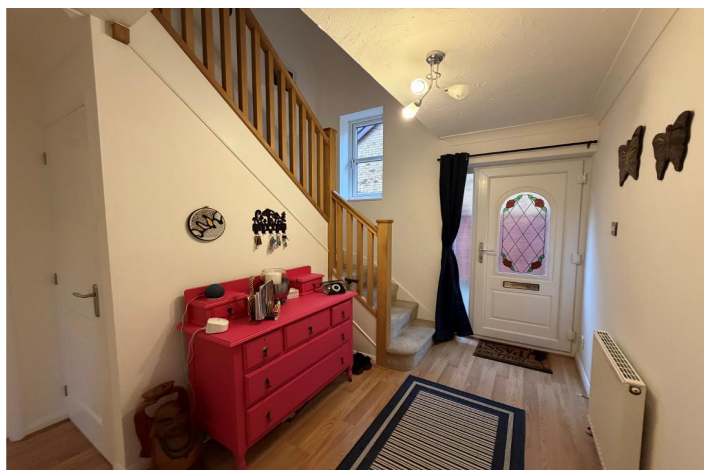
Radiators.

Coving.

Kitchen - 17' 6" x 9' 8" (5.34m x 2.97m) Extremes to extremes.

Dual aspect double glazed windows, one with aspect over the rear garden area and the other window looking out to the drive.

Range of matching base, drawer and wall mounted units



with chrome effect handle detail.
 Coordinating roll edged laminate work surface housing a 1 1/2 bowl single drain sink unit with a swan neck mixer tap over and a matching splash back surround.
 Integrated fridge freezer.
 Plumbing for automatic washing machine.
 Space for tumble drier.
 Plumbing for dishwasher.
 Integrated recycling bin.
 Further work surface housing a 5 burner stainless steel hob with built in glass and stainless steel funnel hood/extractor fan over with stainless steel splash back surround.
 Matching housing for Belling double oven.
 Space for breakfast table.
 Radiator.
 Coordinating ceramic tiled flooring.
 Coving.



Reception Room - 13' 0" x 11' 6" (3.97m x 3.53m) Extremes to extremes.
 Double glazed and leaded window with aspect over the front garden areas.
 Radiator.
 Coving.



2nd Reception Room - 12' 2" x 9' 11" (3.72m x 3.04m) Plus door access and to extremes.
 Double glazed and leaded window with aspect over the front garden area.
 Radiator.
 Coving.



Shower Room - 3 piece suite comprising of a walk in shower enclosure with a chrome effect flexi shower and rain water shower head and contrasting tiled surround, built in vanity wash hand basin with storage beneath and a low flush WC.
 Chrome fittings to sanitary ware.
 Contrasting tiled surround.
 Chrome effect up right towel rail/radiator.
 Extractor fan.
 Coving.
 Coordinating ceramic tiled flooring.

First Floor

Landing - Spindle rail enclosure.
 Walk in airing cupboard with Wall mounted gas central heating boiler and light.
 Loft hatch to roof void with pull down ladder and light.

Bedroom 1 - 23' 7" x 10' 9" (7.21m x 3.29m) To extremes and narrowing to 5.83m and to extremes and also narrowing to 2.41m.
 Dual aspect double glazed windows, double glazed and leaded with aspect over the front garden area and further double glazed window with aspect over the side elevation.



Radiator.

Bedroom 2 - 16' 0" x 10' 8" (4.88m x 3.27m) Into the window recess and to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

Laminate flooring.

Bedroom 3 - 13' 0" x 10' 11" (3.98m x 3.34m) Into the window recess and to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

Bedroom 4 - 13' 7" x 10' 11" (4.15m x 3.34m) To extremes and narrows to 2.78m and narrowing to 1.87m

Double glazed and leaded windows with aspects over the front garden area.

Radiator.

Laminate flooring.

Family Bathroom - White 3 piece suite comprising of a panel bath, built in vanity wash hand basin with storage beneath and low flush WC.

Chrome effect flexi shower and rainwater shower over the bath.

Fixed shower screen.

Chrome fittings to the sanitary ware.

Chrome effect up right towel rail/radiator.

Contrasting tiled surround.

Double glazed opaque window.

Extractor fan.

Coordinating ceramic tiled flooring.

Exterior

Outside - To the rear is a full width pave patio/seating area. The garden is mainly laid to lawn with well stocked shaped borders and beds housing numerous established trees, plants, flowers and shrubs.

There is also a timber summerhouse inset to the rear boundary.

A gate within a high level boundary fence leads to the golf course.

There is also a further timber gardeners shed inset to the perimeter within the rear boundary.

The garage sits at the head of the private drive and is a 1&1/2 size garage with power, lighting and up and over door and has a service door from the main garden area.

The garden is all enclosed with a high level perimeter and boundary fence with external lighting and low level ornate wrought iron divide and gate leads to the private drive which offer multi vehicle off road parking space or hard standing area.

There is an external water supply and external lighting to



the side elevation.

Council tax band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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