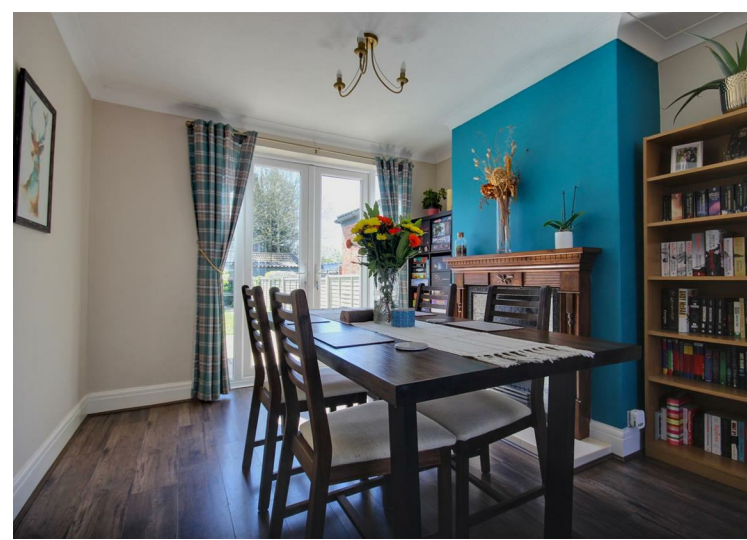
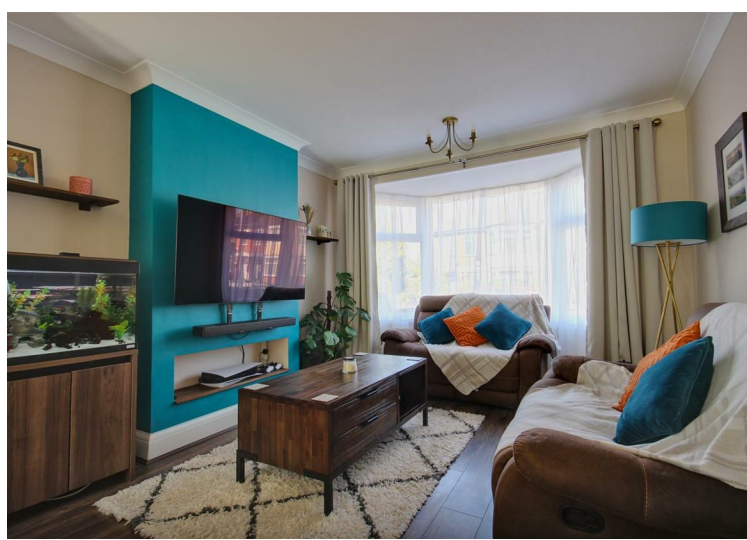




**Quick & Clarke**  
PROPERTY SPECIALISTS

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**11 Westwood Drive, Anlaby Common HU4 7PY**  
**£184,950**

Beverley | Cottingham | Hornsea | Willerby

Beverley | Cottingham | Hornsea | Willerby

- Well proportioned three bedroom family house
- Southerly facing garden
- Head of cul-de-sac position
- Highly regarded Anlaby Common location
- Convenient for the amenities
- Large garage with tenfoot access
- Modern kitchen and bathroom
- Council Tax Band: B
- EPC Rating: C

Having been recently updated, a beautiful traditional terrace situated in a superb head of cul-de-sac position and with a Southerly facing garden. Benefitting from a modern kitchen and bathroom, the property has an attractive layout with an open plan living/dining room and the flexibility of three bedrooms, one of which is currently used as an office. The garage which is situated to the rear of the property has tenfoot access and although currently used for storage, could be repurposed or dismantled to create private parking.

#### LOCATION

The property is located on the small cul-de-sac which forms Westwood Drive and leads off from Bernadette Avenue in the popular Anlaby Common area of West Hull. Lying just off Hull Road the property is in an ideal position not only to access the local amenities in Anlaby village and Springhead Retail Park, but also with Hull city centre, Hull Road/Anlaby Road being one of the main arterial routes leading into the centre of the city.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

13'8" x 5'2" (4.17m x 1.57m)

Modern uPVC front door with glass panel and further panels to either side, coat hooks, timber style floor covering and stairs to the first floor accommodation with cupboard housing the recently updated electric consumer unit.

##### LIVING ROOM

12'9" maximum x 11'5" (3.89m maximum x 3.48m)

An attractive and well proportioned room with bay window to the front elevation, the fireplace has been converted to a media wall with a mounting for a television and wiring in a niche below for a Sky box, PlayStation etc. A wide archway leads into the dining room.

##### DINING ROOM

10'8" x 10'7" (3.25m x 3.23m)

A light and bright room courtesy of the Southerly facing French doors which lead out onto the patio area. The focal point of the room is a beautiful dark wood carved fireplace housing a decorative Victorian cast iron insert with tiled hearth.

##### KITCHEN

19'7" x 6'5" reducing to 5'6" (5.97m x 1.96m reducing to 1.68m)

Offering a good range of wall and base storage units with grey fronts, butcher's block laminate work surfaces, four ring stainless steel gas hob with matching stainless steel splashback and extractor over, one and a half bowl stainless steel sink and drainer, integrated oven, space and plumbing for washing machine, dishwasher and American style fridge freezer, windows to both rear and side aspects and uPVC glass panelled door opening onto the rear garden. Large storage cupboard under the stairs.

##### FIRST FLOOR

##### LANDING

Access to the loft which is partially boarded and supplied with power.

##### BEDROOM 1

13' x 10'8" (3.96m x 3.25m)

Bay window to the front elevation and an extensive range of fitted wardrobes including matching dressing table.

##### BEDROOM 2

10'7" x 10'7" (3.23m x 3.23m)

Window to the rear elevation and built-in wardrobe.

##### BEDROOM 3

7'5" x 5'5" (2.26m x 1.65m)

Window to the front elevation.

##### BATHROOM

5'10" x 5'6" (1.78m x 1.68m)

Three piece sanitary suite comprising panelled bath with shower over and glass screen, vanity hand wash basin, close coupled w.c., tiled splashbacks and window to the rear elevation.

##### OUTSIDE

The property is set back from the head of the cul-de-sac with the front garden enclosed by fencing. A gate provides access onto a pathway leading to the front door and the front flower bed has been laid under decorative slate chippings for ease of maintenance.

The rear garden is a key feature of this home being Southerly facing. With a Yorkstone patio area accessed directly off the dining room and kitchen, there is a central lawn which is surrounded by flower borders and to the rear a garage.

The garage has tenfoot access and although currently used as storage for the owners could be repurposed or dismantled to create defined parking spaces.

##### 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 62026