



**Quick & Clarke**  
 PROPERTY SPECIALISTS

1 The Square, Willerby,  
 East Riding of Yorkshire HU10 6AD  
 Tel: 01482 651155 | Email: willerby@qandc.net  
 www.quickclarke.co.uk



**375 Kingston Road, Willerby, Hull HU10 6PY**  
**£315,000**

- Three bedrooms plus study
- Very well proportioned throughout
- Two generous reception rooms plus breakfast kitchen
- Off street parking and garage
- Generous garden backing onto Golf Club
- Council Tax Band: D
- EPC Rating: D

This spacious and inviting traditional semi-detached home offers more room than typical properties in the area. The first floor features three well-proportioned bedrooms plus a versatile box room, perfect for a home office. On the ground floor, two expansive reception rooms provide excellent flexibility, complemented by a breakfast kitchen and a convenient cloakroom. Positioned on a substantial plot, the property boasts a large rear garden that backs directly onto Springhead Park Golf Club, along with a garage and off-street parking.

#### LOCATION

The property is located on the north side of Kingston Road close to its junction with Willerby Road and backing onto Springhead Park Golf Club. With a bus stop very close to the front of the property, the house is located in an extremely accessible position not only for Hull City centre but all of the amenities of Willerby and Anlaby.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Modern composite front door with glazed panels either side. Oak style laminate flooring and stairs to the first floor accommodation with storage cupboard under.

##### DOWNSTAIRS CLOAKROOM

4'11" x 3'1" (1.50m x 0.94m)

Two piece sanitary suite comprising low level w.c. and vanity hand wash basin. Partially tiled walls.

##### LIVING ROOM

18'1" into bay x 14'4" (5.51m into bay x 4.37m)

A very well proportioned living room situated to the front of the property with a white painted ornate fireplace with marble hearth and back housing gas living flame fire.

##### DINING ROOM

17'4" x 12'11" (5.28m x 3.94m)

A further large reception room, the focal point being a brick fireplace housing gas living flame fire. Patio doors open onto the sun terrace of the rear garden.

##### BREAKFAST KITCHEN

20'1" x 11'6" reducing to 10'0" (6.12m x 3.51m reducing to 3.05m)

Offering a generous range of wall and base storage units with laminate work surfaces, stainless steel sink and drainer and four ring induction hob with extractor over. Integrated oven, grill and fridge. Breakfast bar. Porcelain tiled floor. Windows to both side and rear aspects and door opening onto the driveway.

##### FIRST FLOOR

##### LANDING

10'8" maximum x 10'10" (3.25m maximum x 3.30m)

A wide and light landing with window to side elevation. Access to loft for storage. Airing cupboard housing the hot water tank.

##### BEDROOM 1

14'4" x 13'11" (4.37m x 4.24m)

With an extensive range of modern fitted furniture including two wardrobes, drawer unit set in bay window, bedside and over bed storage units.

##### BEDROOM 2

13'11" x 10'3" (4.24m x 3.12m)

Window to rear elevation. Two freestanding wardrobes with matching bedside units, bed and lights for sale by separate negotiation.

##### BEDROOM 3

9'11" x 9'1" (3.02m x 2.77m)

Window to front elevation. Wardrobe and dresser for sale by separate negotiation.

##### BOX ROOM / STUDY

7'6" x 4'7" (2.29m x 1.40m)

Offering flexibility of use and with window to rear elevation.

##### SHOWER ROOM

7'5" x 7'7" (2.26m x 2.31m)

Two piece sanitary suite comprising walk-in shower enclosure and pedestal hand wash basin. Window to rear elevation.

##### SEPARATE W.C.

Low level w.c. Window to the side elevation.

##### OUTSIDE

The property is set back from the road with a brick sett drive leading down the side of the property. The front garden can also accommodate car parking. A wrought iron gate provides access to the rear garden.

The rear garden is of a generous size and has the benefit of backing onto Springhead Park Golf Club. With a central lawn there is a wide patio area adjacent to the rear of the house, wide and well stocked flower borders and a shed for storage.

##### GARAGE

Up and over door. Supplied with light and power.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### 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 floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 Metagap C2026