















Beverley | Cottingham | Hornsea | Willerby

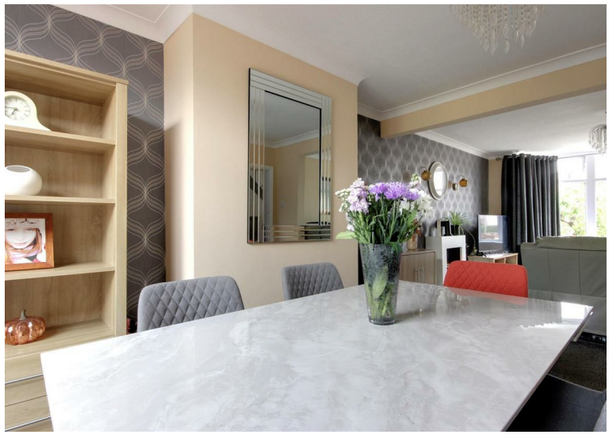
Quick & Clarke

PROPERTY SPECIALISTS

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252 Kingston Road, Hull HU10 6ND

Offers Over £210,000

Beverley | Cottingham | Hornsea | Willerby

- Lovely family home
- Beautifully maintained
- Versatile accommodation
- Welcoming entrance hallway
- Two reception areas
- Modern fitted kitchen
- South facing garden; Fruit trees in garden
- Single garage included
- Viewing recommended
- EPC Rating: C Council Tax Band: C

Nestled on Kingston Road in the charming area of Willerby, Hull, this delightful three bedroom family home offers a perfect blend of modern living and traditional comfort. Extensively maintained and thoughtfully updated by the current owners, this property boasts nearly 1000 square feet of versatile accommodation, making it an ideal choice for families seeking space and style.

Upon entering, you are greeted by a welcoming entrance hallway that leads to two inviting reception areas, both featuring French doors that open onto the garden, allowing for a seamless flow between indoor and outdoor spaces. The heart of the home is undoubtedly the superbly extended modern fitted kitchen, complete with a built in oven and hob, perfect for culinary enthusiasts and family gatherings.

The first floor comprises three well-proportioned bedrooms, two of which are fitted, providing ample storage solutions. A contemporary four piece house bathroom completes this level, ensuring convenience for the whole family.

Outside, the property continues to impress with its high standards. The front garden features a resin footpath and thoughtfully planted areas, while the South facing rear garden is a true oasis. It boasts a lovely decking area, a well maintained lawn and a resin patio, ideal for entertaining or simply enjoying the sunshine. Additionally, you will find a selection of fruit trees, including devil apple, plum, and cherry, adding a touch of nature to your outdoor space.

At the head of the plot, double wooden gates provide access from the tenfoot to a single hard standing area, which includes a garage, offering both convenience and security.

This property is a must-see to fully appreciate its charm and quality. Don’t miss the opportunity to make this wonderful house your new home!

LOCATION
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 uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY
15'5"x 5'4" (4.70mx 1.63m)
Staircase leading to the first floor accommodation and access to the understairs storage cupboard which houses the utility meters. Wood laminate flooring. Door into:

DINING AREA
13'10" x 11'4" (4.22m x 3.45m)
uPVC double glazed French doors opening out into the beautiful South facing rear garden. Square opening to:

LOUNGE
14'8" into bay x 11'10" (4.47m into bay x 3.61m)
uPVC double glazed walk-in bay window to the front elevation, modern fireplace and TV aerial point.

KITCHEN
20'11"x 7'9" decreasing to 6' (6.38mx 2.36m decreasing to 1.83m)
uPVC double glazed window to the rear elevation, further window and uPVC door to the side with glazed insert, an extensive range of grey Shaker style base and wall units with work surfaces and matching uplifts with neon lighting under base and wall units, stainless steel electric fan oven, induction hob with stainless steel chimney extractor over and stainless steel splashback, one and a quarter bowl sink unit with drainer, space and plumbing for washing machine and space for fridge freezer. Wood laminate flooring.

FIRST FLOOR

LANDING
Access to loft.

BEDROOM 1
15'2" into bay x 9'1" to wardrobes (4.62m into bay x 2.77m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2
13'11" x 9'1" to wardrobes (4.24m x 2.77m to wardrobes)
uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 3
8'1"x 6'4" (2.46mx 1.93m)
uPVC double glazed oriel bay window to the front elevation.

BATHROOM
9' x 6'4" (2.74m x 1.93m)
uPVC double glazed window to the rear elevation, four piece modern white suite comprising corner bath, independent shower cubicle, pedestal wash hand basin and low level w.c. all beautifully finished with attractive contrasting tiling.

OUTSIDE
To the front of the property behind an ornamental brick wall and wrought iron garden gate sits a beautiful resin pathway and an array of shrubs and plants.

The South facing rear garden is a superb outdoor space with resin patio area, resin seating area and lawned garden with well stocked, established and well maintained borders, three fruit trees comprising devil apple, plum and cherry. At the head of the garden is a concrete hardstanding for one vehicle. There is also a single garage having up-and-over door and rear personal door leading into the garden.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

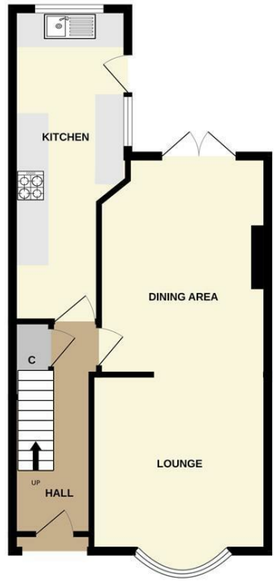
DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

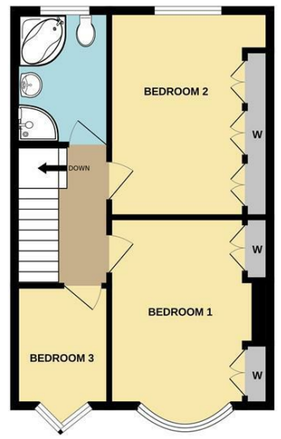
VIEWING
Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

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

GROUND FLOOR



1ST FLOOR



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 there operability or efficiency can be given.
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