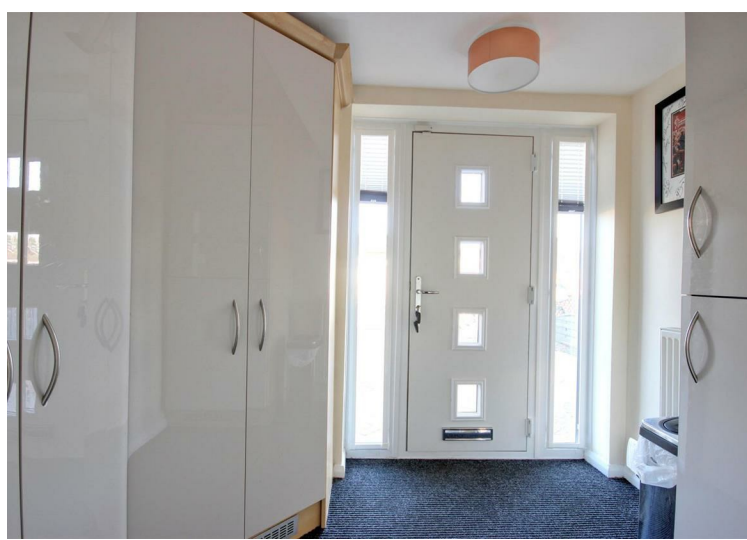




Quick & Clarke
PROPERTY SPECIALISTS

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



26 Fulford Crescent, Willerby, Hull HU10 6NR
Offers Over £225,000

- Semi-detached true bungalow
- Cul-de-sac position
- No onward chain
- Beautifully presented throughout
- Two bedrooms
- Spacious lounge
- Modern fitted kitchen and shower room
- South facing garden
- Driveway & garage
- Council Tax Band: C EPC Rating: C

Located in this highly regarded residential area and presented to the market with no onward chain this exceptional semi-detached true bungalow is one to most certainly view. Beautifully presented throughout with stylish contemporary elevations, a beautiful south facing rear garden, side driveway and single garage the property enjoys entrance hallway with fitted storage cupboards, modern fitted kitchen with built-in appliances, inner hallway, lounge with feature fireplace, two double bedrooms, one of which has slide robes and one which doubles as a second reception room and modern shower room.

Simply ready to key turn and move into this stunning property truly warrants an early viewing.

LOCATION

Ganton Way is located off Blackthorn Avenue and Kingston Road and provides ease of access to the amenities that Willerby has to offer.

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

ALL GROUND FLOOR

ENTRANCE HALLWAY

8'5" into cupboard x 6'0" (2.57m into cupboard x 1.83m)
A double glazed door with glazed inserts leads into entrance hallway having full wall of fitted storage cupboards. An arched opening leads into the kitchen.

KITCHEN

10'6" x 8'5" (3.20m x 2.57m)
With uPVC double glazed window to the side elevation. Extensive range of modern base and wall units with contrasting work surfaces and splashbacks, ceramic hob with microwave and oven combination and extractor. Space and plumbing for washing machine and space for fridge freezer.

INNER HALLWAY

The inner hallway provides access to all remaining rooms.

LOUNGE

16'8" x 10'11" max (5.08m x 3.33m max)
Having uPVC double glazed window to the front elevation. Recessed floating shelving unit with base units below for storage. Modern granite fireplace with living flame gas fire and TV aerial point.

BEDROOM 1

13'11" x 8'8" to wardrobes (4.24m x 2.64m to wardrobes)
uPVC double glazed window to the rear elevation. Full wall of fitted slide robes provide hanging and storage facilities.

BEDROOM 2 / SITTING ROOM

19'2" x 9'10" decreasing to 8'4" maximum (5.84m x 3.00m decreasing to 2.54m maximum)
uPVC double glazed French doors opening out into the rear garden. Wood laminate flooring.

SHOWER ROOM

uPVC double glazed window to the side with obscure glazed inserts. Three piece suite - independent shower cubicle, low level w.c. and wash hand basin both set in modern vanity. Tiled splashbacks.

OUTSIDE

To the front of the property is an open plan low maintenance garden.

A side driveway provides off street parking and leads down to a brick built garage.

The south facing garden offers a good degree of privacy and is beautifully designed for ease of maintenance providing great outdoor space.

GARAGE

With up and over door, power and light.

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.

While 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 quality or efficiency can be given. Made with floorplan 0209