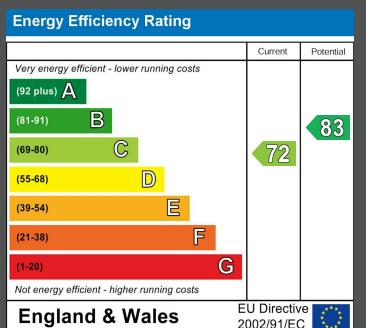


1 The Square
Willerby
East Riding of Yorkshire
HU10 6AD
01482 651155
willerby@qandc.net



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no guarantee can be given for planning or building regulations. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property has not been surveyed and no warranties can be given in respect of the structure or services. The services have not been tested and no guarantee can be given as to their operability or efficiency can be given.



- Modern detached family home with superb plot
- 4 bedrooms and 2 bathrooms
- Driveway to front and side; Detached double garage
- Great family living opportunity
- EPC Rating: C Council Tax Band: E

Located within this ever popular residential area, we are delighted to present to the market this deceptively spacious, and beautifully presented, detached family home. The property enjoys welcoming entrance hallway with w.c., through lounge with patio doors to garden and feature fireplace, superb living/dining kitchen with Range cooker and integrated appliances, and utility room. To the first floor there are four bedrooms, three of which are fitted, an en-suite to bedroom 1 and a modern bathroom. The gardens are beautifully tended to the rear and provide great outdoor space and are designed for ease of maintenance. There is ample parking to the front and side of the property for up to 6-8 cars and leading down to a detached double garage. Simply ready to key turn and move into, this beautiful family home now awaits its new owners to which an early viewing is a definite must.

LOCATION

Oaklands Drive is located off Beverley Road in Willerby and the property is located on a small cul-de-sac on the left hand side.

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 COMPRIMES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase with balustrade leading to the first floor accommodation.

CLOAKS

Modern two piece suite comprising low level w.c. and pedestal wash hand basin.

LOUNGE

21'7" x 10'10"

uPVC double glazed window to the front elevation and sliding patio door leading out into the rear garden, modern limestone fireplace with living flame gas fire and TV aerial point.

LIVING/DINING KITCHEN

25'7" x 9'8"

uPVC double glazed window to both the front and rear elevations, an extensive range of oak Shaker style base and wall units with work surfaces and tile splashbacks, integral wine rack, Range cooker with oversize extractor, integrated dishwasher, and attractive wood laminate flooring.

UTILITY ROOM

Door to garden, gas central heating boiler, includes wall units with work surface and integral wine fridge. Space and plumbing for washing machine, and tumble dryer.

FIRST FLOOR

LANDING

Access to loft and storage cupboard.

- Beautifully presented throughout
- 2 receptions
- Low maintenance garden
- Viewing a must

BEDROOM 1

10'11" x 10'7" to wardrobes plus door well
uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

EN-SUITE

uPVC double glazed window to the front elevation, three piece modern suite comprising panelled bath, with over shower, basin set in the vanity unit and low level w.c., towel radiator, and fully tiled walls/floor.

BEDROOM 2

12'7" x 9'10" maximum
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities, and wood laminate flooring.

BEDROOM 3

9'10" x 8'7"
uPVC double glazed window to the rear elevation, modern wardrobes providing hanging and storage facilities and attractive wood laminate flooring.

BEDROOM 4

8'9" x 7'11"
uPVC double glazed window to the rear elevation.

BATHROOM

6'11" x 5'6"
uPVC double glazed window to the rear elevation, three piece modern suite in white comprising curved bath with shower over, low level w.c. and wash hand and pedestal, fully tiled walls and tiled flooring. Towel radiator and extractor.

OUTSIDE

To the front of the property there is block paved and gravelled parking for up to three vehicles and a side driveway providing further parking leads down to a double detached brick built garage with up-and-over doors, power and light.

The rear garden is beautifully designed and enclosed offering a good degree of privacy. Designed for ease of maintenance, the patio area leads down to an Astroturf lawn with garden shed.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

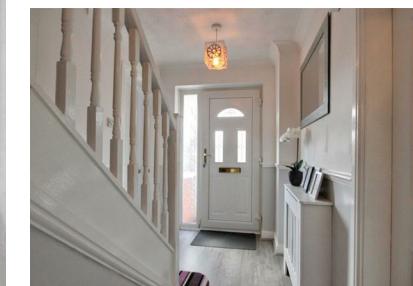
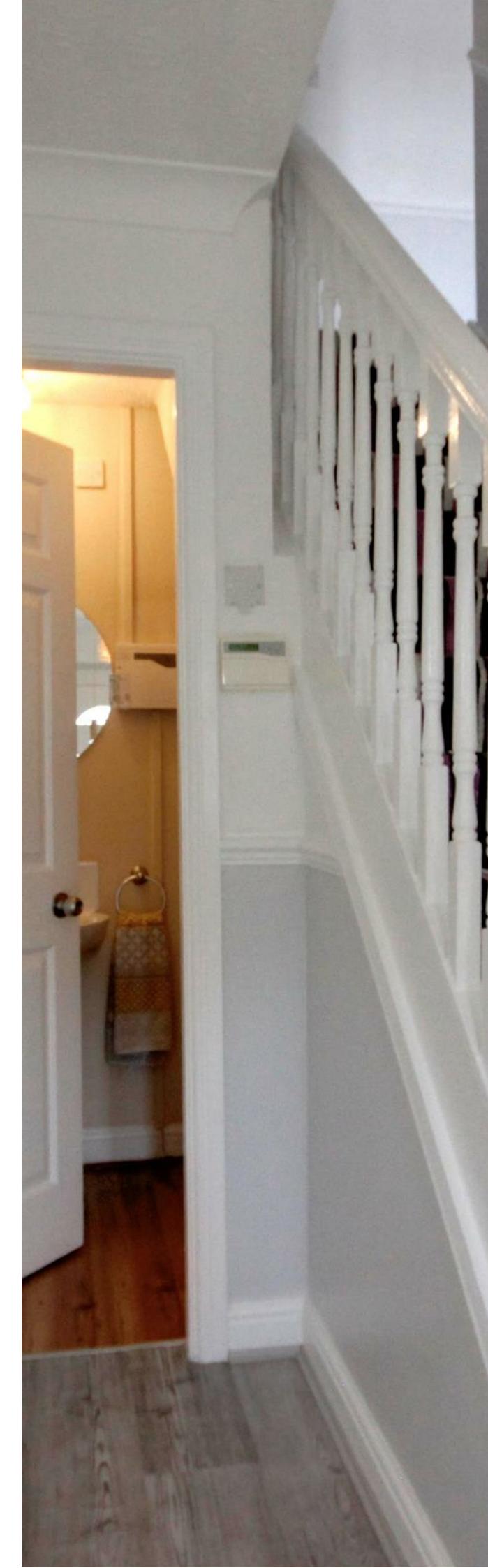
The property benefits from a gas fired central heating system.

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