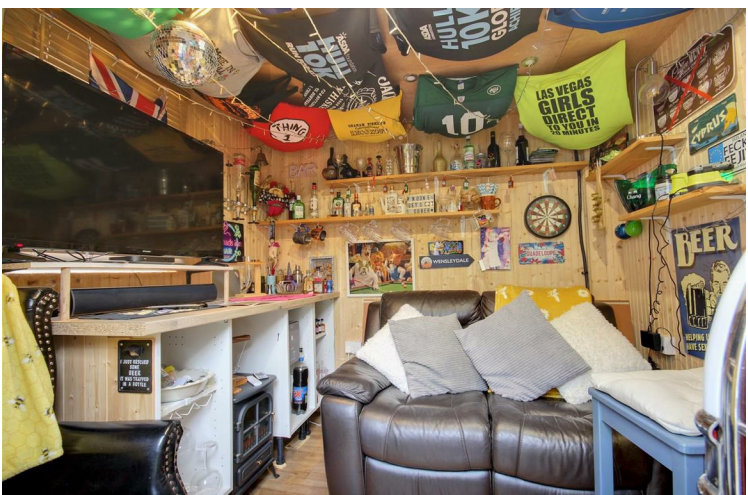




Quick & Clarke

PROPERTY SPECIALISTS

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



7 Beverley Road, Willerby HU10 6AW
Offers in the region of £265,000

- Move-in condition
- Beautifully decorated throughout
- Stunning kitchen and shower room
- Conservatory and easy to maintain garden
- Convenient location close to amenities
- Off-street parking and garage
- Partial garage conversion to garden room/bar
- Council Tax Band: D
- EPC Rating: C

A stunning property which belies its modest frontage. Having been lovingly updated and enhanced over time, the ground floor has a modern open plan feel and boasts a beautiful breakfast kitchen which partially opens into the living room and with French doors into a conservatory. To the first floor are three bedrooms and a recently fitted and very attractive house shower room. Situated in a very convenient location for the amenities, schools and major road network the property is accessed via a cul-de-sac and viewing of this property is a must.

LOCATION

Although the front of the property faces onto Beverley Road, the B1232, the property is set well back and screened by mature trees. The main access point to the property is actually gained via Oaklands Drive where the property is situated on a quiet cul-de-sac. The location of the property equidistant between Willerby Square and the Waitrose Retail Park ensures that it is situated in an extremely convenient location, both for the amenities and for the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A modern composite front door provides access from the side of the property, further window to the front elevation, attractive tile style floor and stairs to the first floor accommodation.

CLOAKROOM

Two piece sanitary suite comprising close coupled w.c. and vanity hand wash basin with storage under.

LIVING ROOM

15'10" x 12'9" into bay (4.83m x 3.89m into bay)
An attractive and well proportioned room with bay window to the front elevation. The focal point of the room is a beautiful stone fireplace housing gas fire, laminate flooring, cupboard under the stairs and partially open plan into the breakfast kitchen.

BREAKFAST KITCHEN

15'10" x 11'2" (4.83m x 3.40m)
A beautiful kitchen offering a very generous range of wall and base storage units with contemporary light grey fronts, laminate butcher's block work surfaces and large centre island with composite stone countertop and inset breakfast bar. Five-ring gas hob with extractor over, integrated oven and microwave, space and plumbing for American style fridge freezer, one and a half bowl porcelain sink and drainer, contemporary styled feature wall radiator, space and plumbing for washing machine and French doors opening into the conservatory.

CONSERVATORY

10'7" x 9'1" (3.23m x 2.77m)
Tiled floor and door onto the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

11'3" x 9'5" (3.43m x 2.87m)
Window to the front elevation and modern fitted wardrobes with sliding mirrored fronts.

BEDROOM 2

11'11" x 8'2" (3.63m x 2.49m)
Window to the rear elevation and modern fitted wardrobes with sliding mirrored fronts.

BEDRROM 3

8'2" x 8'11" (2.49m x 2.72m)
Currently used as a dressing room with window to the front elevation.

SHOWER ROOM

8'7" x 7'3" (2.62m x 2.21m)
A very attractive and recently fitted modern shower room with walk-in shower cubicle and glass screen, double vanity hand wash basins and matching w.c., fully tiled walls and floor, heated towel rail and window to the rear elevation.

OUTSIDE

The property is set well back from Beverley Road with a wide verge and mature shrubs and trees which are maintained by the Local Authority. The front garden is largely lawned and again well screened by a mature perimeter. Access is gained through a gate to the entrance hall at the side of the property. A further gate beyond provides access to the rear garden.

The rear garden has been landscaped for ease of maintenance with a central artificial lawn and decked seating area which is positioned to the rear of the garden. The flower beds have been laid under cobbles and the garden has a good level of privacy. Within the garden is the garage with the back half of the garage having been converted into a bar.

The driveway is accessed via a metalled gate and has an electric charging point.

GARAGE/BAR

8'6" x 8'3" (2.59m x 2.51m)
Laminate flooring and window to the rear elevation. Side courtesy door. An internal door provides access to the unconverted part of the garage and the whole area could easily be turned back should a new owner want a full garage. Within that area there is an electric roller shutter door and the area is supplied with light and power, with further mezzanine storage in the roof space above.

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.