



Quick & Clarke

PROPERTY SPECIALISTS

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16 Springdale Close, Willerby, Hull HU10 6RE
Offers Over £199,999

- No onward chain/vacant possession
- Requiring some modernisation
- Highly regarded area
- Well proportioned throughout
- Off-street parking and garage
- Easy to maintain gardens
- uPVC double glazing & hot air blown heating
- EPC Rating: D
- Council Tax Band: C

A very well proportioned and much loved family house which has been continuously updated by the current owner and is now offered to the market with no onward chain. Situated in this much sought after area of Willerby and benefitting from good school catchments and a position which is convenient for a broad array of amenities and the major road network, this property perhaps requires some modernisation but offers huge potential.

Having been extended to the front with a large entrance porch, the property also has a conservatory, easy to maintain gardens, off-street parking and a detached garage. With a ground floor w.c., there is also a shower room at first floor level.

LOCATION

The property is located on the cul-de-sac which forms Springdale Close which lies off Blackthorn Lane in a convenient position lying between Kingston Road and Springfield Way. Situated in an excellent school catchment, the property is also ideal for accessing the very broad array of amenities on offer in the local area and with superb transport links into and out of Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

8'8" x 6'6" (2.64m x 1.98m)
A later extension to the front of the property and with windows to three aspects, a uPVC front door opens into the entrance porch with porcelain tiled floor and open plan into the entrance hall.

ENTRANCE HALL

11'7" x 6'7" (3.53m x 2.01m)
Stairs to the first floor accommodation with storage cupboard under and a sliding door opening into the downstairs cloakroom.

CLOAKROOM

Two piece sanitary suite comprising close coupled w.c. and wall hung hand wash basin. Internal window into the entrance porch.

THROUGH LIVING/DINING ROOM

21'11" x 12'3" reducing to 10'9" (6.68m x 3.73m reducing to 3.28m)
A very well proportioned living room with space for both living and dining room furniture. Large picture window to the front elevation, dark wood fireplace housing gas living flame fire with granite hearth and patio doors to the rear opening into the conservatory.

CONSERVATORY

12'7"x 8'11" (3.84mx 2.72m)
Being of a uPVC and brick construction with a fixed roof which allows for an extended usage of the property throughout the seasons. A door opens onto the rear garden.

KITCHEN

9'9" x 8' (2.97m x 2.44m)
Offering a generous range of wall and base storage units with gloss grey fronts, laminate work surfaces and ceramic tiled walls. Window overlooking the garden, four ring gas hob with stainless steel splashback and canopy extractor over, stainless steel sink and drainer, integrated microwave, oven, fridge and dishwasher, large storage cupboard under the stairs and uPVC door providing access to the driveway. Hot air blown heating system.

FIRST FLOOR

LANDING

Window to the side elevation and access to the loft.

BEDROOM 1

11'2" x 11'8" (3.40m x 3.56m)
An extensive range of fitted bedroom furniture including overbed units and dressing table with drawers. Window to the front elevation.

BEDROOM 2

12'1" x 8'8" (3.68m x 2.64m)
Built-in wardrobes and drawer units. Window to the rear elevation.

BEDROOM 3

8' x 7'5" (2.44m x 2.26m)
A large single bedroom with a window to the front elevation and built-in bulkhead storage unit over the stairs.

SHOWER ROOM

6'11"x 5'4" (2.11mx 1.63m)
Three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin and storage, close coupled w.c., corner shower enclosure, fully tiled walls and window to the rear elevation.

FRONT

The front garden has been laid under gravel for ease of maintenance with an attractive flower border lying immediately adjacent to the living room window. A concrete drive leads down the side of the porperty and provides ample parking for at least three cars and up to the garage.

REAR GARDEN

Accessed through a timber gate from the driveway the rear garden has been hard landscaped with brick setts and stone chippings laid over the flower beds. There is a greenhouse and a shed for storage.

GARAGE

32'3" x 10'11" (9.83m x 3.33m)
An extended concrete sectional garage with up-and-over door, side courtesy door opening into the rear garden and supplied with light and power.

SERVICES

All mains services are available or connected to the property.

HEATING

The property benefits from a gas warm air blown 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.

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 their operability or efficiency can be given. Made with Metropix iC200