



172 Well Lane, Willerby, Hull HU10 6HT
£215,000

- Semi-detached true bungalow
- No onward chain
- In excess of 900 square feet
- Two double bedrooms
- Spacious lounge with fireplace
- Fitted kitchen
- Conservatory
- Shower room and separate w.c.
- South facing garden, garage & driveway
- Council Tax Band: C EPC Rating: Awaited

Situated within this popular residential area and offered to the market with no onward chain, this semi-detached true bungalow provides over 900 square feet of living space. Presenting a superb blank canvas, it offers the perfect opportunity for buyers to introduce their own design flair and modernise the property into a stylish, contemporary home.

The accommodation features two well-proportioned double bedrooms—both with fitted wardrobes—a lounge with a fireplace, a fitted kitchen, a conservatory, and a shower room with a separate w.c. Outside, the property boasts an excellent south-facing garden, a driveway, and a garage. Brimming with potential and ready for a complete transformation, an early viewing is highly recommended.

LOCATION

The property lies on the south side of Well Lane which is positioned on the northern edge of Willerby and close to the junction with The Hollies. Surrounded by properties of similar design, this area with its wide roads and being relatively close to open fields, has unsurprisingly earned it a reputation for being a desirable area to live.

Willerby is ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into porch with door leading into entrance hallway.

LOUNGE

17'4" x 11'11" (5.28m x 3.63m)

With uPVC double glazed window to the front elevation and picture window overlooking the hall. Adams style fire surround and TV aerial point.

KITCHEN

14'8" x 7'10" plus recess (4.47m x 2.39m plus recess)

Door into conservatory and window overlooking the conservatory. Traditional oak fronted base and wall units with work surfaces and tiled splashbacks, space and provision for cooking, cupboard for fridge freezer and sink unit with drainer.

CONSERVATORY

14'5" x 8'0" max (4.39m x 2.44m max)

Of uPVC and brick construction enjoying splendid views over the south facing garden and French doors.

BEDROOM 1

18'7" x 8'1" to wardrobes increasing to 9'10 into (5.66m x

2.46m to wardrobes increasing to 3.00m int)

uPVC double glazed window to the front elevation. Two sets of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

10'9" x 9'6" (3.28m x 2.90m)

With sliding patio door into conservatory and fitted wardrobe.

SHOWER ROOM

5'10" x 6'5" (1.78m x 1.96m)

uPVC double glazed window to the rear elevation. Independent shower cubicle and pedestal wash hand basin. Fully tiled walls.

SEPARATE W.C.

uPVC double glazed window to the rear elevation and low level w.c.

OUTSIDE

The rear south facing garden is lawned, with garden shed and offering a relatively good degree of privacy.

To the front of the property is an enclosed front garden and private driveway leading to the integral single garage.

INTEGRAL GARAGE

16'2" x 8'0" (4.93m x 2.44m)

Up and over door, power and light. Wall mounted gas central heating boiler.

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 majority 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.

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