








Quick & Clarke
PROPERTY SPECIALISTS

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3 Brimington Road, Willerby, Hull HU10 6JD

£240,000

Beverley | Cottingham | Hornsea | Willerby

- Semi detached true bungalow
- No onward chain
- Two double bedrooms
- Modern shower room and separate WC
- Spacious lounge
- Kitchen
- Superb plot with gardens extending to the side
- Driveway and single integral garage
- Viewing is a must
- EPC: C Council Tax: C

This semi detached true bungalow occupies such a superb plot with gardens extending to the side. Presented to the market with no onward chain the property enjoys uPVC double glazing and gas central heating. Side porch with hallway off, lounge, kitchen, two DOUBLE bedrooms and a modern shower room with separate WC. Driveway and single integral garage.

Offering a blank canvas to add your own design flair within to which an early viewing is a must!

LOCATION
Brimington Road is located off The Parkway, Willerby and provides an ideal base for local amenities and facilities.

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 HALLLWAY
20'9" x 3'4" plus recess (6.32m x 1.02m plus recess)
Sliding patio doors lead into the entrance porch with side window and door leading into the entrance hallway.

LOUNGE
17'1" x 11'10" (5.21m x 3.61m)
uPVC double glazed picture bay window to the front elevation, fireplace and TV aerial point.

KITCHEN
12'9" x 8'0" (3.89m x 2.44m)
uPVC double glazed window to the rear elevation and door to garden. Recessed cupboard having space and plumbing for washing machine, fitted base and wall units in an ivory finish, space and provision for cooking and sink unit with drainer.

BEDROOM 1
18'8" x 9'10" (5.69m x 3.00m)
Enjoying uPVC double glazed window to both the front and side elevations.

BEDROOM 2
10'10" x 9'5" (3.30m x 2.87m)
Sliding patio door leading out into the rear garden and fitted double wardrobe.

SHOWER ROOM
6'4" x 5'10" (1.93m x 1.78m)
With uPVC double glazed window to the rear elevation. Walk-in shower cubicle and pedestal wash hand basin. Aqua boarding to shower area.

SEPARATE W.C.
6'4" x 2'6" (1.93m x 0.76m)
With uPVC double glazed window to the rear elevation, low level w.c. and tiled splashbacks.

OUTSIDE
The property enjoys a superb plot where the lawned garden concealed by a small ornamental brick wall provides space to the side and rear elevations. There is a driveway providing off street parking leading to the integral garage.

The rear garden is predominantly laid to lawn with patio.

INTEGRAL GARAGE
With up and over door.

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

GROUND FLOOR



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.
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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.