



**59 Bellfield Drive, Willerby HU10 6HG**  
**£335,000**



- Semi-detached family home
- THREE receptions
- FOUR DOUBLE bedrooms
- TWO bathrooms and downstairs WC
- Well presented
- Block sett generous driveway
- Single garage
- Landscaped garden
- Viewing is a must!
- EPC: C

#### THE PROPERTY

Enjoying a superb plot we are delighted to bring to the market this well presented, spacious family home. Enjoying uPVC double glazing and gas central heating the property has entrance hallway, spacious lounge with wood flooring and contemporary fireplace, double doors lead into the dining room, contemporary kitchen with utility off, rear lobby and modern downstairs WC. There is an office/family room ideal for those working from home! To the first floor the landing leads to FOUR DOUBLE bedrooms (three of which are fitted); principal bedroom with en-suite shower room and a modern four piece house bathroom. The block sett driveway provides generous parking and leads to the single garage. The rear garden is landscaped to include an extensive contemporary stone patio and meticulously lawned garden. Providing great family living both inside and out, viewing is a must!

#### LOCATION

Bellfield Drive is located off Ashgate Road. 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 station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

A contemporary grey composite door with glazed inserts and chrome fittings leads into entrance hallway, having Karndean flooring and staircase with balustrade leading to the first floor accommodation.

##### LOUNGE

20'1" x 12'1" (6.12m x 3.68m)  
uPVC double glazed picture bay window to the front elevation. Superb contemporary fireplace with gas flame remote control fire, TV aerial point and oak flooring. Double oak doors lead into the dining room.

##### FAMILY ROOM / OFFICE

13'5" x 8'5" (4.09m x 2.57m)  
UPVC double glazed window to the front. Versatile room which is a great area for working from home or as a playroom for young children.

##### DINING ROOM

11'1" x 9'11" (3.38m x 3.02m)  
uPVC double glazed French doors opening out onto the stone patio. Door leads into the kitchen.

##### KITCHEN

15' x 9'11" max (4.57m x 3.02m max)  
(15' x 9'11" decreasing to 8'1") uPVC double glazed window to the rear elevation. Superb contemporary ivory and walnut gloss base and wall cupboards with large storage drawers, worksurfaces and splashbacks. Range cooker with oversize extractor, integrated dishwasher, sink unit with drainer and attractive Karndean flooring. Door into utility room.

##### UTILITY ROOM

Matching units to those in the kitchen, space and plumbing for washing machine, space for tumble drier and gas central heating boiler. A door leads into the lobby.

##### LOBBY

uPVC door leading out into the rear garden and access to the downstairs WC.

##### WC

Two piece suite in white having low level WC and pedestal wash hand basin with contemporary tiled walls.

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

21'11" x 8'7" max (6.68m x 2.62m max)  
uPVC double glazed window to the front elevation, full wall of fitted wardrobes with overhead units for storage. Door leads into en-suite.

##### EN-SUITE

uPVC double glazed window to the rear elevation, contemporary three piece suite in white enjoys low level WC, pedestal wash hand basin and large walk-in shower cubicle, tiled to wet areas.

##### BEDROOM 2

14'8" x 8'9" to wardrobes (4.47m x 2.67m to wardrobes)  
uPVC double glazed window to the rear elevation. Wardrobes to both sides providing hanging and storage facilities with over units.

##### BEDROOM 3

15'10" x 8'8" (4.83m x 2.64m)  
uPVC double glazed window to the front elevation. Contemporary mirrored sliderobes providing hanging and storage facilities.

##### BEDROOM 4

10'11" x 8'6" (3.33m x 2.59m)  
uPVC double glazed window to the front elevation.

##### BATHROOM

8'4" x 5'6" (2.54m x 1.68m)  
uPVC double glazed window to the rear elevation. Stunning modern four piece suite has panelled bath with central taps, vanity unit housing the low level WC and wash hand basin and providing storage, and walk-in shower cubicle with shower and extractor. Fully tiled walls in Italian design tiling with feature border tiling.

##### OUTSIDE

To the front of the property is a good sized lawned garden with well-stocked borders. A generous block sett driveway provides parking and leads down to the brick garage which has up & over door, power and light.

A gated side entry leads into the rear garden which is of good proportions featuring a stunning contemporary light grey porcelain tiled patio edged in a charcoal block set feature, leading down to a meticulously lawned garden with well-stocked borders. The rear garden offers a relatively good degree of privacy.

##### 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 to be Freehold (to 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 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

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



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.