



QUICK & CLARKE
The Property Specialists

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



17 Lime Avenue, Willerby HU10 6LA
£375,000

- Stunning detached property
- No Chain!
- Three DOUBLE bedrooms
- Stunning bathroom
- First floor WC
- Outstanding living dining kitchen
- Lounge over 23 feet in length
- Large workshop/garage
- Superb gardens
- EPC: D

THE PROPERTY

Located within this ever popular residential area, we are delighted to present to the market what can only be described as a truly exceptional detached residence! Offered with no chain, the property has been transformed by the current owners to exacting specifications with stylish elevations throughout and offers versatile, spacious accommodation. The property enjoys entrance hallway, a good sized lounge extending to over 23 feet!, a stunning living/dining kitchen with built-in appliances and separate utility room, double bedroom and contemporary four piece bathroom. To the first floor the landing leads to a further TWO DOUBLE bedrooms, one of which has a large walk-in wardrobe. To the front of the property is a large block sett driveway with wrought iron gates which leads to the large Garage/Workshop. The rear lawned garden is of good proportions. A truly exceptional property to which only a viewing will satisfy.

LOCATION

Lime Avenue is located off The Parkway, which is accessed from the roundabout on Kingston 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 service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A composite door with glazed inserts leads into:

WELCOMING ENTRANCE HALLWAY

With attractive wood laminate flooring and a staircase leading to the first floor accommodation.

LOUNGE

23' x 10'10" (7.01m x 3.30m)

With a uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed sliding patio doors leading out into the rear garden, contemporary fireplace with living flame fire and TV aerial point.

LIVING/DINING KITCHEN

19'4" x 10'10" (5.89m x 3.30m)

Having a uPVC double glazed window and uPVC double glazed French doors overlooking the rear garden. To the kitchen area there is an extensive range of contemporary ivory soft close gloss base and wall units with contrasting work surfaces and splashbacks, stainless steel four ring gas hob with suspended stainless steel chimney extractor over, double oven combination with microwave and oven in stainless steel, integrated dishwasher and integral wine fridge, integrated fridge freezer and attractive flooring flowing throughout. The living/dining area is defined from the kitchen by a return set of base units and has a TV aerial point.

UTILITY ROOM

Having a door with glazed inserts leading out into the rear garden, matching units to the kitchen, space and plumbing for a washing machine, space for a tumble dryer and gas central heating boiler concealed within a cupboard.

BEDROOM 3/GUEST ROOM

13'10" x 9'11" decreasing to 7'9" to slide robes (4.22m x 3.02m decreasing to 2.36m to slide robes)

With a uPVC double glazed window to the front and side elevations, attractive wood effect flooring, modern mirrored slide robes providing hanging and storage facilities with vanity drawers and a dressing area.

FAMILY BATHROOM

8'11" x 6'10" (2.72m x 2.08m)

With a uPVC double glazed window to the front elevation, stunning four piece suite in white comprising independent shower cubicle, low level w.c., wash hand basin in a modern vanity unit and panelled bath, fully tiled walls with feature decor Italian style tiling and contrasting tiled floor.

FIRST FLOOR

LANDING

W.C.

Having a Velux roof window, two piece suite in white set in contemporary units with low level w.c. and wash hand basin.

MASTER BEDROOM

22'6" x 10'9" increasing to 14'3" into bay (6.86m x 3.28m increasing to 4.34m into bay)

With Velux roof windows to both elevations enjoying a splendid light flow throughout and contemporary fitted wardrobes, one of which is walk-in, providing ample storage facilities.

BEDROOM 2

12'2" x 10'9" maximum (3.71m x 3.28m maximum)

With Velux roof windows to the front and rear elevations.

OUTSIDE

Beyond the electric wrought iron gates is an extensive block sett private driveway for several vehicles. This leads to:

GARAGE/WORKSHOP

21'10" x 21' maximum (6.65m x 6.40m maximum)

Enjoying electric up-and-over door and rear personnel door leading out into the garden. The garage/workshop is fitted with an array of storage cupboards.

REAR GARDEN

The rear garden is absolutely stunning, featuring a large extensive patio area edged in beautiful contrasting block setts and leading to the meticulously lawned garden with stocked borders. To the head of the garden is a summer house which is available by separate negotiation; the perfect place to sit and relax at the end of the day with a glass of wine and a book and to enjoy all the elements that the rear garden has to offer.

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

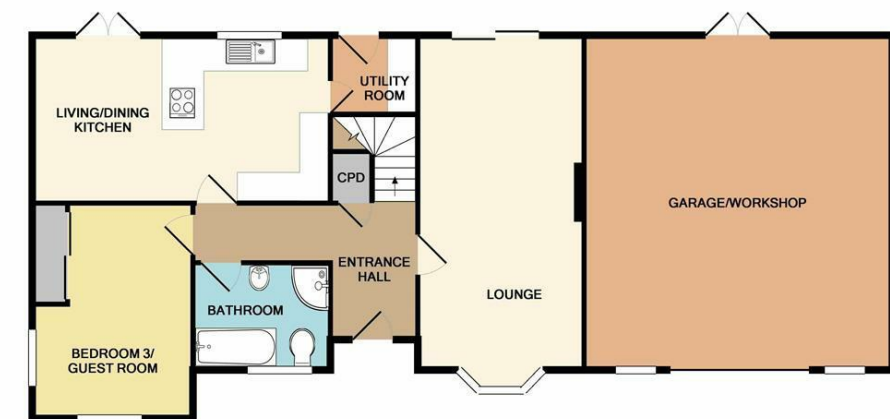
The property benefits from uPVC Double Glazing.

TENURE

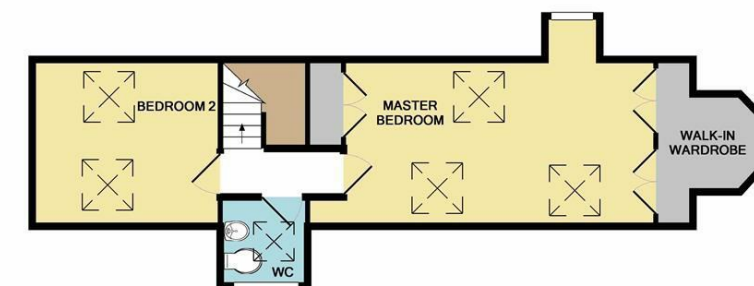
We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

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.