





The Property Specialists

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19 Hildyard Close, Anlaby HU10 6TH
£198,500

- Traditional end townhouse
- Extended and enhanced by the current owners
- Beautifully appointed throughout
- 3 receptions; Contemporary kitchen
- 3 good size bedrooms
- First floor shower room
- Parking to the front & enclosed rear garden
- Head of cul-de-sac position
- Viewing an absolute must
- EPC Rating: D Council Tax Band: A

Enjoying a prime head of cul-de-sac position, we are delighted to present to the market this exceptionally well presented, modernised and extended traditional end townhouse. With over 1,000 square feet of versatile well appointed accommodation throughout, the property enjoys entrance hallway, two reception rooms, contemporary fitted kitchen with built-in appliances, day room with French doors overlooking the garden and to the first floor there are three good size bedrooms and a modern shower room. Private parking is located to the front of the property and the property also enjoys a well appointed, enclosed rear garden. Viewing is a most definite must on what is truly an exceptional, ready to move into property.

LOCATION

Hildyard Close is located off Hull Road and Springfield Way in Anlaby, and accessed via Dawnay Drive. A small cul-de-sac, the property is located on the top left hand side.

The property is located within the popular village of Anlaby. In the village there are a variety of shopping facilities and the property is also well placed for access to Morrisons, Waitrose and Sainsburys supermarkets. There is good public transportation which runs through the village with good road access to both Hull city centre and the region's motorway network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

An attractive composite door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and luxury LVT flooring.

LOUNGE

13'5" x 11'11" (4.09m x 3.63m)
uPVC double glazed picture bay window to the front elevation with shutters, luxury LVT flooring, and oak feature fire surround with living flame fire. An opening leads into:

DINING ROOM

10'5" x 8'10" (3.18m x 2.69m)
uPVC double glazed French doors opening out into the rear garden and luxury LVT flooring.

KITCHEN

12' decreasing to 10' x 9'6" maximum (3.66m decreasing to 3.05m x 2.90m maximum)
Opening into the day room, an extensive range of contemporary base and wall units with contemporary wood effect work surfaces and splashbacks, stainless steel gas hob with stainless steel fan oven, integrated dishwasher, integrated fridge freezer and space and plumbing for washing machine, one and a quarter bowl sink unit with drainer and mixer tap and luxury LVT flooring.

DAY ROOM

15'6" x 9'2" (4.72m x 2.79m)
uPVC double glazed windows and French doors opening out into the rear garden and luxury LVT flooring. A superb room enjoying splendid garden views.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation and access to the loft.

BEDROOM 1

11'3" maximum x 10'1" to wardrobes (3.43m maximum x 3.07m to wardrobes)
uPVC double glazed window to the front elevation and modern fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

10'5" plus doorwell x 8' (3.18m plus doorwell x 2.44m)
uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities. Walk-in storage cupboard housing the gas central heating boiler.

BEDROOM 3

9' maximum x 8'10" (2.74m maximum x 2.69m)
uPVC double glazed window to the front elevation, and built-in cabin bed with wardrobe and cupboards.

SHOWER ROOM

7'10" x 5'5" (2.39m x 1.65m)
uPVC double glazed windows to the rear elevation, walk-in shower cubicle, wash hand basin set in vanity unit and low level w.c., all beautifully complemented with splashbacks and luxury LVT flooring.

OUTSIDE

To the front of the property there is private parking.

The rear garden is enclosed and designed for ease of maintenance. There is a timber shed which has been converted to a funky home bar!

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



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 02024