



ACCEPTABLE OFFER RECEIVED - URGENTLY REQUIRE SIMILAR PROPERTIES TO MEET SIGNIFICANT BUYER DEMAND.

Thinking of selling? Contact us today 01482 662211

Kingston Upon Hull is a port city in East Yorkshire. Hull city centre has an extensive range of amenities and facilities to include main line railway station and bus service station. Nearby motorway access can be gained by the A63/M62 and further trunk routes over the Humber Bridge.

THE ACCOMMODATION COMPRISIES:-

Ideally situated along Pickering Road, close to the centre of Anlaby Common. This period terraced family home is offered to the market with no onward chain.

Arranged over two floors and providing a high spec kitchen extension complete with under floor heating and French doors leading to the rear garden.

The accommodation briefly comprises entrance hall, living room opening to dining room and kitchen to the ground floor plus three first floor bedrooms and a bathroom. The property is nicely set back from the roadside and a viewing is strongly advised.

The property offers spacious accommodation and externally provides a good sized rear garden and tenfoot access to garage.

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a PVC door. Tiled flooring. A staircase leads to the first floor with under stairs cupboard.

LIVING ROOM

3.34 x 7.18 x 5.15 (incl dining room) (10'11" x 23'6" x 16'10" (incl dining room))

Recessed electric pebble effect fire. With recessed spotlights. Open plan to...

DINING ROOM

Recessed ceiling light. Ceiling coving.

KITCHEN

2.60 x 5.01 (8'6" x 16'5")

Range of wall and base high gloss units with complimentary work surfaces extending to up stands; incorporating eye level double oven, four ring induction hob with chimney style stainless steel extractor fan over. One and a half bowl composite

sink unit with mixer tap. space for American style fridge freezer with plumbing. Tiled splash backs. Two Velux style windows and recessed spot lighting. Extractor fan. Tiled flooring with under floor heating. French doors leading to rear garden.

FIRST FLOOR

LANDING

Hatch to loft space. Coving to ceiling.

BEDROOM ONE

2.78 x 3.66 (9'1" x 12'0")

Double bedroom with bay window to front aspect.

BEDROOM TWO

2.77 x 3.50 (9'1" x 11'5")

Double bedroom to rear aspect with fitted wardrobes offering sliding mirrored doors.

BATHROOM

2.29 x 1.75 (7'6" x 5'8")

White three piece suite comprising of low level WC, wall mounted hand basin and panelled bath with shower over. Glass shower screen. Chrome towel radiator. Tiled flooring and partly tiled walls.

BEDROOM THREE

2.26 x 2.43 (7'4" x 7'11")

Recessed spot lights. Rear aspect.

EXTERNAL

To the front of the property there is a low maintenance block paved garden with hedging to the perimeter.

Vehicle access via a rear ten foot provides access to the garage. A gateway provides pedestrian access to the rear garden which is mainly laid to lawn and incorporates shrub borders, paved patio areas and fencing to boundaries.

The garage has an up and over door and side personnel door.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electricity and drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agents.



Ground Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.