



**Quick & Clarke**  
 PROPERTY SPECIALISTS

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**34 Bisley Grove, Bransholme, Hull HU7 4PZ**  
**£125,000**

- Modernised mid townhouse
- No onward chain
- In excess of 800 square feet
- Beautifully presented throughout
- Kitchen with built-in and integrated appliances
- Spacious lounge
- Three bedrooms
- Newly fitted first floor bathroom
- Low maintenance gardens and garage
- Council Tax Band: A EPC Rating: C

This absolutely outstanding modernised spacious mid terraced property is presented to the market with no onward chain. Presented to show house standards throughout and boasting accommodation in excess of 800 square feet the property enjoys welcoming entrance hallway, superb breakfast kitchen with built-in and integrated appliances, spacious lounge and to the first floor there are three bedrooms and a newly fitted bathroom. With low maintenance gardens to the front and rear and a single garage accessed to the rear for private parking viewing is an absolute must to fully appreciate this stunning key turn property.

#### LOCATION

Bisley Grove is located off Littondale on Sutton Park and lies within ease of reach of the local amenities and facilities that Littondale has. There is North Bransholme Shopping Centre within ease of reach, Kingswood Retail Park where further connections can be found locally for East, West and central Hull.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

###### ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway having attractive wood laminate flooring, access to understairs storage cupboard and further storage cupboard.

##### BREAKFAST KITCHEN

14'10" x 11'8" (4.52m x 3.56m)  
uPVC double glazed window to both the front and rear elevations. Contemporary fitted soft grey gloss base and wall units with work surfaces and tiled splashbacks. Induction hob with single electric oven. Space and plumbing for washing machine, integrated fridge freezer, sink unit with drainer and breakfast bar. Wood laminate flooring. A uPVC door with glazed insert and side windows leads out into the rear garden.

##### LOUNGE

14'10" x 14'5" decreasing to 8'0" (4.52m x 4.39m decreasing to 2.44m)  
uPVC double glazed window to the front elevation. Attractive wood laminate flooring and TV aerial point.

##### FIRST FLOOR

##### LANDING

###### BEDROOM 1

14'10" x 8'10" plus doorwell (4.52m x 2.69m plus doorwell)  
uPVC double glazed window to the front elevation.

###### BEDROOM 2

11'8" x 8'2" (3.56m x 2.49m)  
uPVC double glazed window to the front elevation. Fitted storage cupboard which houses the gas central heating boiler.

###### BEDROOM 3

12'5" x 5'2" (3.78m x 1.57m)  
uPVC double glazed window to the front elevation.

##### BATHROOM

8'6" x 6'3" (2.59m x 1.91m)  
uPVC double glazed window to the front elevation. Newly fitted white suite enjoying panelled bath, low level w.c. and pedestal wash hand basin, beautifully finished with attractive tiling with feature border tiling.

##### OUTSIDE

Both the front and rear gardens both enjoy decking and low maintenance gardens with timber fencing. To the head of the rear garden is a single garage which has up and over door and side personal door leading into the rear enclosed garden.

##### 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 Cottingham office on 01482 844444 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 Cottingham office on 01482 844444 or email [cottingham@qandc.net](mailto:cottingham@qandc.net)



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VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. 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.