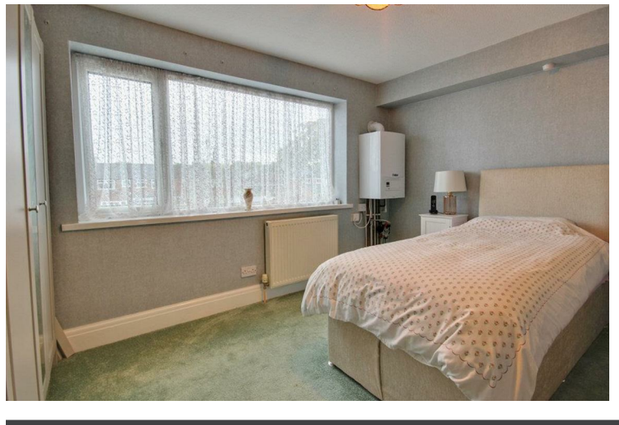

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QUICK & CLARKE

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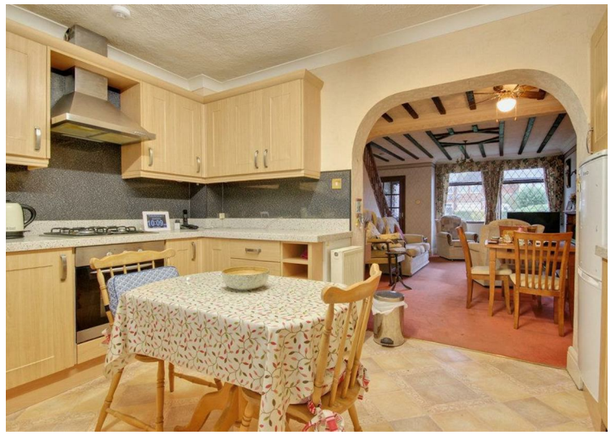

# 61 Bloomfield Avenue, Hull HU5 5NH

## Offers in the region of £110,000

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- Well-presented traditional townhouse
- No forward chain
- Blank canvas to add your own stamp
- Two double bedrooms and dressing room
- First floor bathroom
- Spacious lounge/dining room
- Modern breakfast kitchen
- Garage and gardens
- Viewing a must!
- Council tax band B. EPC C

Located within a popular residential location and presented to the market with no forward chain, this delightful 1930s mid-terrace now awaits its new owners. Offering a blank canvas for the discerning purchaser to add their own designs within and fully embrace living in a great property in an equally great area.

With majority double glazing and gas central heating, the well-appointed accommodation has entrance porch, spacious lounge/dining room, breakfast kitchen with built-in appliances an a sun room to the ground floor. At first floor level there are two double bedrooms with a dressing room leading into bedroom 1, and a modern wet room which also has a bath. The low maintenance garden to the rear provides a great place to sit and relax, and there is a single garage which is accessed via the tenfoot. Viewing is a must to fully appreciate what a superb property this really is.

## LOCATION

Bloomfield Avenue is located off Wold Road and Westlands Road and is a popular area close to local amenities on Willerby Road. The property is located approximately three miles west from the city centre of Hull.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

## ENTRANCE PORCH

A door with glazed inserts leads into the entrance porch with further door to:

## LOUNGE/DINING ROOM

20'5 x 13'10 (6.22m x 4.22m)
Two sealed unit windows to the front elevation, stairs leading to the first floor accommodation with storage cupboard under. Open archway to:

## BREAKFAST KITCHEN

12'6 x 9'11 (3.81m x 3.02m)
An extensive range of modern fitted base and wall units with worksurfaces an splashbacks. Stainless steel single electric oven with stainless steel gas hob and chimney extractor, space and plumbing for washing machine, 1 1/4 bowl sink unit with drainer. uPVC door and window overlooking the sun room.

## SUN ROOM

A wooden lean-to construction overlooking the garden.

## FIRST FLOOR LANDING

## BEDROOM 2

11'3 x 11'11 to wardrobes (3.43m x 3.63m to wardrobes)
Two sealed unit windows to the front elevation and fitted wardrobe.

## DRESSING ROOM

8'8 x 5'3 plus doorwell (2.64m x 1.60m plus doorwell)
Fitted cupboards and walkway into Bedroom 1.

## BEDROOM 1

12'7 x 9'9 (3.84m x 2.97m)
Sealed unit window to the rear elevation, fitted wardrobes and wall-mounted gas central heating boiler.

## BATHROOM/WET ROOM

Four piece suite comprising pedestal wash basin, low level WC, panelled bath and shower area which has non-slip flooring, fully tiled walls and extractor.

## EXTERNAL

To the front of the property there is a good sized garden which is lawned with a path leading to the front door.

The rear garden is designed for ease of maintenance and there is a single garage which is accessed via the tenfoot.

## 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 majority sealed unit double glazing.

## TENURE

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

## COUNCIL TAX

The Council Tax Band for this property is Band B.

## 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

## EPC RATING C

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.