Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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22 County Road North, Hull HU5 4HJ

£175,000

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- Fabulous modernised property
- Two large reception rooms
- Extended to the rear
- Off-street parking & large garage
- No onward chain
- EPC: D

Recently modernised and offered with no onward chain, this superb family house offers generous room sizes which include two large reception rooms and three good sized bedrooms. Benefitting from a Westerly facing rear garden, a large brick garage with observation pit and access to a secure tenfoot to the rear, this property will appeal to a wide audience. Attractively presented throughout and having a modern kitchen and bathroom, viewing is highly recommended.

LOCATION
The property is located in a popular residential area, close to shops and with easy access to Hull city centre. It is also within the catchment area for Bricknell and Kelvin schools and close to Wyke College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
14'8" x 5'11" (4.47m x 1.80m)
uPVC glass panelled front door and further window to one side. Stairs lead to the first floor accommodation with hardwood bannister and a storage cupboard under.

LIVING ROOM
14' x 13'5" into bay (4.27m x 4.09m into bay)
A very well proportioned room with a walk-in bay window to the front elevation. The focal point of the room is an attractive marble fireplace which currently houses an electric fire.

SITTING ROOM
18'11" x 11'6" maximum (5.77m x 3.51m maximum)
A further superb reception room which benefits from the extension to the rear of the property. A Yorkstone fireplace houses an electric fire and there are patio doors opening onto the West facing garden.

KITCHEN
15'4" x 7'10" (4.67m x 2.39m)
Offering a generous range of wall and base storage units with cream fronts, laminate work surfaces and ceramic tiled splashbacks, recently fitted electric hob, integrated oven, washing machine and tumble dryer, stainless steel sink and drainer, uPVC window overlooking the rear garden, large storage cupboard under the stairs and door opening onto the side of the property.

FIRST FLOOR

BEDROOM 1
13'2" x 12'8" (4.01m x 3.86m)
Window to the rear elevation and cupboard housing the modern Ideal Standard Logic Plus boiler.

BEDROOM 2
12'7" x 11' (3.84m x 3.35m)
Bay window to the front elevation.

BEDROOM 3
7'11" x 6'11" (2.41m x 2.11m)
Window to the front elevation.

LANDING
Window to the side aspect of the property.

BATHROOM
6'9" x 6'4" (2.06m x 1.93m)
Modern three piece sanitary suite comprising P-shaped bath with electric shower over, pedestal hand wash basin, low level w.c., fully tiled walls and window to the rear elevation.

OUTSIDE
The property is set back from the road with a brick wall forming the front boundary and wrought iron gates providing access onto a pathway leading to the front door. Either side of the pathway is a lawned garden and access can be gained down the side of the property to the rear garden.

The rear garden is Westerly facing and relatively generously sized for a property of this type. Largely lawned, there is a brick built garage to the rear. The garage is spacious with timber doors opening onto a secure tenfoot to the rear and has a work surface and mezzanine storage. Courtesy door to the side.

Within the garden there is also a shed for storage.

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.

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 Double Glazing.

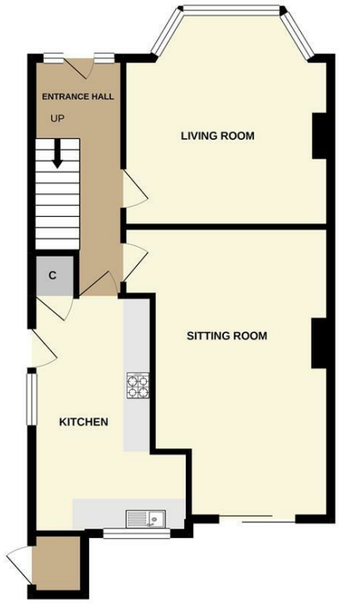
TENURE
We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

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

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 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
For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR

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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