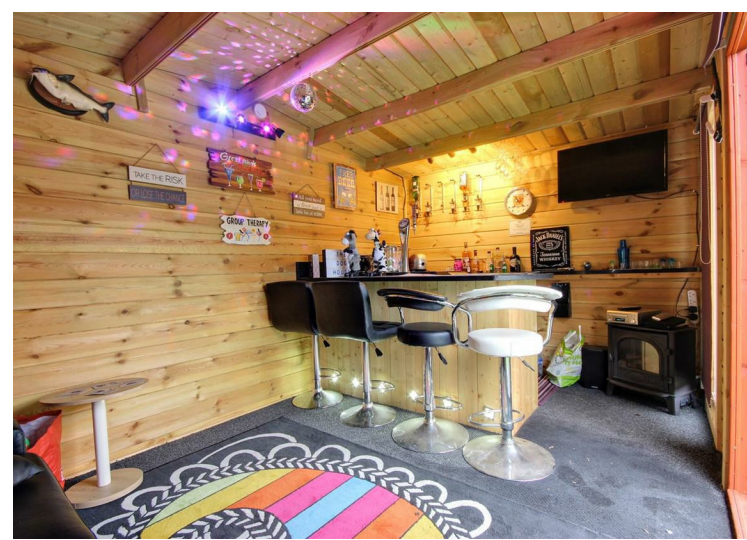




**QUICK & CLARKE**  
The Property Specialists

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**The Old St. Monica's School House, 9 Kingston Road,  
£480,000**

- Beautiful and stylish property
- Great flexibility of living space
- Convenient location
- Four reception rooms
- Four bedrooms
- Stunning kitchen and bathrooms
- Quirky master bedroom with mezzanine
- Easy to maintain garden
- Large double garage
- EPC- awaited

A beautifully presented, highly specified and characterful property situated in a convenient location close to Willerby Square. Having been renovated, extended and improved in recent years, the property now offers great flexibility of living space having four reception rooms and four bedrooms. The kitchen and bathrooms are of particular note being extremely stylish, and the house also benefits from a quirky master bedroom with mezzanine dressing area above. Benefiting from off street parking and easy to maintain rear garden with additional timber built bar and large double garage - viewing is highly recommended.

#### LOCATION

The property is located very close to the amenities of Willerby Square and is also on one of the main arterial roads leading into Hull city centre. This convenient location provides a superb base for accessing both the local area, Hull and the major road network.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE PORCH

10'7 x 3'7 (3.23m x 1.09m)  
Of uPVC construction with window to the front elevation.

##### ENTRANCE HALL

10'7 x 12'1 (3.23m x 3.68m)  
A wide and welcoming entrance hall with attractive Karndean flooring, a timber stained glass panelled front door in keeping with the age of the property with further matching windows to one side. Stairs to the first floor accommodation and cloaks cupboard.

##### DOWNSTAIRS WC

Two piece sanitary suite comprising close coupled WC and vanity hand wash basin. Chrome heated towel rail, window to side elevation and tiled splashbacks.

##### LOUNGE

12'5 x 12'5 (3.78m x 3.78m)  
A well proportioned room with bay window to the front elevation and mounting on wall for television.

##### SITTING ROOM

12'7 x 12'5 (3.84m x 3.78m)  
French doors opening onto the rear garden, a continuation of

##### FAMILY ROOM / STUDY

10'2 x 9'1 (3.10m x 2.77m)  
Fitted furniture including space for television, and patio doors leading out onto the rear garden.

##### BREAKFAST KITCHEN

18'3 x 18'1 max (5.56m x 5.51m max)  
One of the highlights of this property, a stunning kitchen with light grey fronts and complementing quartz worksurfaces with matching upstands. Built in breakfast bar, large larder cupboard and 1 1/2 bowl porcelain sink with instant hot water tap. Integrated double oven, microwave, two wine coolers, dishwasher and washing machine. Four ring gas hob with extractor over. uPVC windows to both the rear and side elevations, and door opening onto the rear garden. Bifolding oak glass panelled doors opening into the dining room.

##### DINING ROOM

12'7 x 9'9 (3.84m x 2.97m)  
Open plan into the kitchen with decorative fireplace, windows to both front and side elevations and Karndean flooring.

##### FIRST FLOOR

##### LANDING

Window to the side elevation.

##### MASTER BEDROOM

16'9 x 9'7 (5.11m x 2.92m)  
A very quirky and characterful master bedroom with a mezzanine dressing area above. Window to the front elevation, two contemporary style wall mounted radiators and mounting for television on wall.

##### EN-SUITE SHOWER ROOM

9'6 x 4'1 (2.90m x 1.24m)  
A very stylish bathroom featuring a vanity unit with inset twin Corian hand wash basins, close coupled WC and walk in tiled shower. Chrome heated towel rail and window to the rear elevation.

##### MEZZANINE

9'7 x 7'9 (2.92m x 2.36m)  
A staircase from the master bedroom leads directly up to the mezzanine level. Balcony overlooking the bedroom, power points and door into dressing room.

##### DRESSING ROOM

11'3 x 7'9 (3.43m x 2.36m)  
With an extensive mix of hanging space and storage.

##### BEDROOM 2

12'6 x 12'5 max (3.81m x 3.78m max)  
Bay window to the front elevation, fitted wardrobes with sliding fronts encompass one wall.

##### BEDROOM 3

12'7 x 9'2 (3.84m x 2.79m)  
Window to the rear elevation.

##### BEDROOM 4

10'7 x 8'10 (3.23m x 2.69m)  
Window to the front elevation.

##### BATHROOM

7'8 x 9'11 max (2.34m x 3.02m max)  
A stylish bathroom with vanity unit with moulded Corian hand wash basin, back to the unit WC, panelled bath and walk in shower enclosure. Beautifully tiled, with chrome heated towel rail.

##### OUTSIDE

The property is set back from the road with an attractive walled perimeter. Double wrought iron gates provide access onto the driveway which extends down the side of the property and to the front providing ample off street parking. A second set of wrought iron gates provides access to the garage.

The rear garden has been landscaped for ease of maintenance with a wide decked seating area which surrounds an artificial lawn. A detached summerhouse has been converted to a bar and is supplied with light and power.

##### GARAGE

A large detached double brick garage which is currently used as a gym, but with electric roller shutter doors and supplied with light and power. Further storage in the eaves.

##### 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 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.



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 ©2021

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.