



**139 Elgar Road, Hull HU4 7NY**  
**£125,000**

- No onward chain / vacant possession
- Deceptively spacious
- Requires some modernisation
- Recently fitted gas central heating
- Council Tax Band: A
- EPC Rating: E

A deceptively spacious and much loved family house which is offered to market with no onward chain and requires some modernisation.

Having been updated in the past and most recently with a brand new wet room to the first floor, there is also a new gas central heating system and the property also benefits from uPVC double glazing.

Situated in an attractive position on a pedestrianised cul-de-sac with communal parking adjacent, the property is situated on a generous sized plot with an easy to maintain garden to the front and lawned garden to the rear. Viewing is highly recommended.

#### LOCATION

The property is located on the pedestrianised cul-de-sac which forms part of the western side of Elgar Road close to its junction with Sibelius Road and lying just off Boothferry Road (A1105), one of the main arterial roads in to Hull. With all the neighbouring properties having long front gardens there an appealing roomy feel to the location.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

With uPVC front door with obscured glass panel and stairs to the first floor accommodation.

##### LIVING ROOM

14'11" x 11'7" (4.55m x 3.53m)

A very well proportioned living room which allows flexibility of layout and the focal point being a white Adams style fireplace with marble hearth and back housing gas living flame fire. Bowed window to the front elevation overlooking the front garden and large storage cupboard under stairs.

##### BREAKFAST KITCHEN

15'0" x 8'4" (4.57m x 2.54m)

Of a size which allows the flexibility of having a table, the kitchen offers a range of wall and base storage units with laminate work surfaces, four ring electric hob with extractor over and integrated oven. Inset one and a half bowl sink and drainer. uPVC glass panelled door opening onto the rear garden with window to one side.

##### FIRST FLOOR

##### BEDROOM 1

14'4" x 9'11" (4.37m x 3.02m)

With a shelved out storage cupboard and window to front elevation.

##### BEDROOM 2

8'11" x 8'9" (2.72m x 2.67m)

Window to rear elevation and cupboard housing the gas boiler.

##### BEDROOM 3

11'0" x 6'11" (3.35m x 2.11m)

Window to front elevation.

##### WET ROOM

7'11" x 5'5" (2.41m x 1.65m)

A brand new wet room which has seen practically no use with w.c., wall hung hand wash basin and wet room style shower. Two windows to rear elevation and fully tiled walls.

##### OUTSIDE

The property has a very generous sized front garden which is enclosed by a dwarf wall. The garden has been laid under gravel for ease of maintenance with a concrete path accessed through a wrought iron gate leading to the front door.

The rear garden is of a good size for a property of this type and largely lawned with two brick sheds. A gate provides tunnelled access from the front of the property.

##### 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.

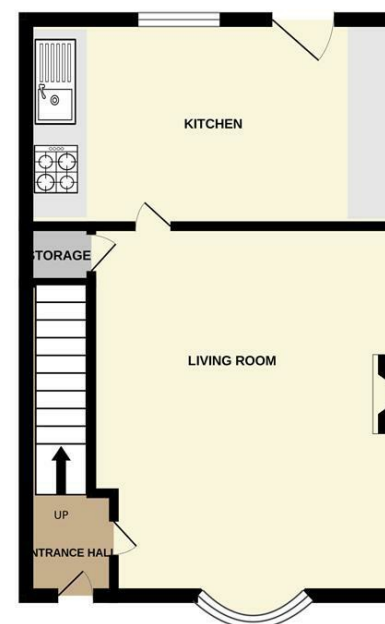
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Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR



1ST FLOOR



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.

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