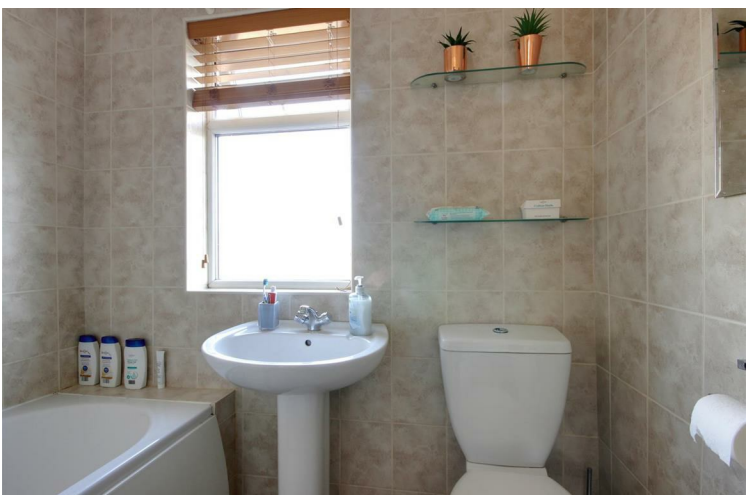
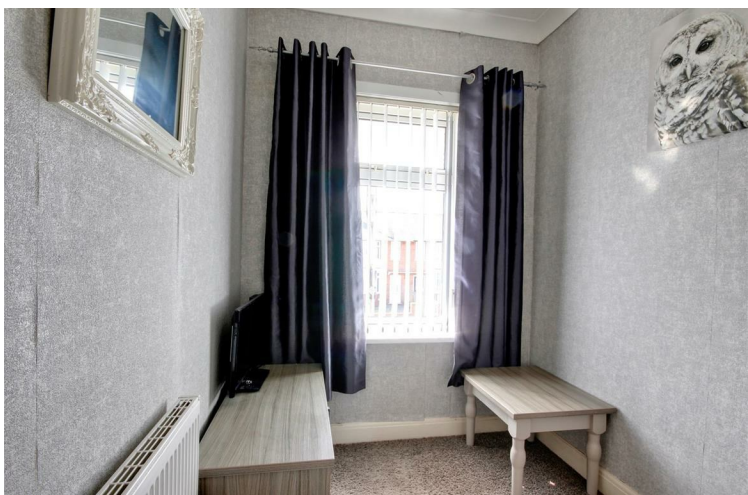




QUICK&CLARKE

The Property Specialists

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**28 Louis Drive, Hull HU5 5PA**  
**£149,950**

- Traditional mid town house
- Well presented throughout
- 2 reception rooms
- Kitchen with built-in appliances
- 3 bedrooms (2 fitted)
- Modern first floor bathroom
- Well tended gardens
- Parking on-street (first come first served)
- Viewing an absolute must
- EPC Rating: C Council Tax Band: B

Located within this highly popular residential area, we are delighted to offer to the market this well presented, traditional bay fronted mid-town house. The property has been lovingly maintained throughout the years and offers scope for you to add your own design flairs within and create a superb, modern home. The property has uPVC double glazing and gas central heating, and in brief comprises welcoming entrance hallway, two reception rooms, fitted kitchen with built-in appliances and to the first floor there are three bedrooms, two of which are fitted, and a modern house bathroom. The gardens are well tended and provide great outdoor space with a timber shed. There is a tenfoot to the rear. Viewing is an absolute must to fully appreciate this superb property.

LOCATION

Louis Drive leads off Westlands Road in this very popular residential area on the Western side of Hull. Lying just off the North side of Willerby Road, the property provides ease of access not only to the amenities of Hull but also to the major road network and amenities of Willerby and Anlaby.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

6'10" x 5'8" (2.08m x 1.73m)  
Staircase leading to the first floor accommodation, tiled flooring and access to understairs storage cupboard which houses the utility meters.

LOUNGE

13'9" into bay decreasing to 10'9" x 10'3" (4.19m into bay decreasing to 3.28m x 3.12m)  
uPVC double glazed walk-in bay window to the front elevation and TV aerial point.

SITTING/DINING ROOM

16'1" x 10'1" (4.90m x 3.07m)  
uPVC double glazed French doors opening out into the rear garden, attractive tiled flooring and TV aerial point. Opening into:

KITCHEN

7'11" x 6'7" (2.41m x 2.01m)  
uPVC double glazed window to the rear elevation and uPVC door with glazed inserts opening out into the rear garden. Fitted Shaker style base and wall units in an oak effect with work surfaces and tiled splashbacks, stainless steel single electric oven with gas hob and chimney extractor, space for under counter fridge and space and plumbing for washing machine, stainless steel sink unit with drainer and mixer tap. Attractive tiled flooring.

FIRST FLOOR

LANDING

BEDROOM 1

13'9" max into bay x 10'3" max to wardrobes (4.19m max into bay x 3.12m max to wardrobes)  
uPVC double glazed walk-in bay window to the front elevation and a full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

10'2" x 8'4" (3.10m x 2.54m)  
uPVC double glazed window to the rear elevation and a full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

6'10" x 5'8" (2.08m x 1.73m)  
uPVC double glazed window to the front elevation.

BATHROOM

6'10" x 6'9" (2.08m x 2.06m)  
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising panelled bath with shower over, pedestal wash hand basin and low level w.c. with fully tiled walls to contrast and towel radiator.

OUTSIDE

To the front of the property is an enclosed cottage style garden designed for low maintenance with gravel and brick ornamental wall.

The rear garden is of good proportions and has a section of lawn with a gravelled low maintenance area, a terrace and timber shed which is positioned to the head of the garden with tenfoot beyond.

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 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

AGENTS NOTES

The seller is awaiting grant of probate which we have been told is due at any point.



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.

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 C2025