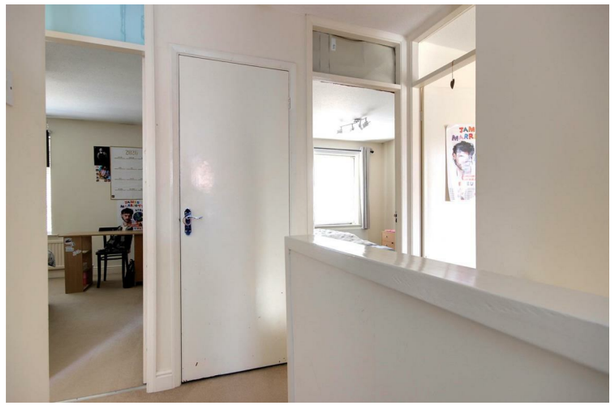


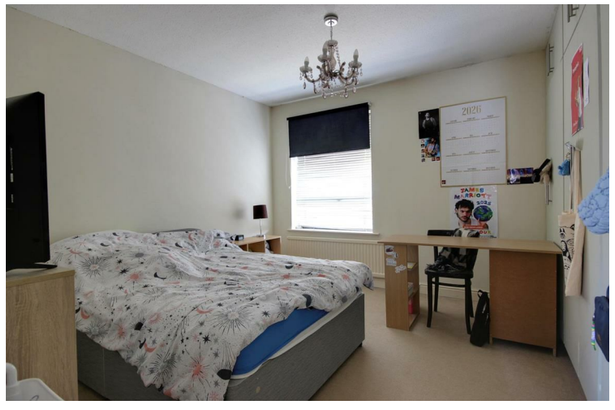














Beverley | Cottingham | Hornsea | Willerby

# Quick & Clarke

PROPERTY SPECIALISTS

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
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## 4 Lodge Close, Hessle HU13 9LB

**£179,950**

Beverley | Cottingham | Hornsea | Willerby

- Prime cul-de-sac location
- Link townhouse
- Four good size bedrooms
- First floor bathroom
- Spacious lounge
- Dining kitchen with French doors to garden
- Downstairs WC
- Enclosed garden, driveway & single garage
- No forward chain
- EPC: Awaited Council Tax: C

This spacious townhouse is presented to the market with no forward chain. Enjoying a prime cul-de-sac location the accommodation enjoys spacious living of approximately 1000 square feet. Entrance hallway, spacious lounge with modern fireplace, dining kitchen, side lobby and WC off. To the first floor are four double bedrooms and a house bathroom.

To the side of the property there is a private driveway with gates leading down to further parking and a single garage. The enclosed garden offers great low maintenance outside space.

Viewing is a must to fully appreciate.

## LOCATION

Lodge Close is a small cul-de-sac located off Eastgate in the centre of Hessle. Hessle has an excellent local range of shops and amenities with regular bus services connecting the area. There is a nearby Co-Op supermarket and Sainsbury's Superstore is located a short drive away. Ideally located for accessibility to the A63/M62 and lying only 3½ miles west of the City centre of Hull.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

### ENTRANCE HALLWAY

6'6" x 3'5" plus stairwell (1.98m x 1.04m plus stairwell)
A uPVC door with glazed inserts leads into entrance hallway. Staircase leading to the first floor accommodation. Door into lounge.

### LOUNGE

14'9" x 12'4" (4.50m x 3.76m)
uPVC double glazed window to the front elevation. Modern Adams style fire surround with electric fire and wall mounted TV aerial point.

### BREAKFAST KITCHEN

15'7" x 9'9" (4.75m x 2.97m)
uPVC double glazed window and uPVC double glazed French doors overlooking the rear garden. To the kitchen area is an extensive range of walnut finish base and wall units with work surfaces and tiled splashbacks. Gas hob with stainless steel electric single oven and stainless steel chimney extractor. Sink unit with drainer and swan tap. Space and plumbing for washing machine and tiled flooring.

### INNER HALLWAY

uPVC double glazed door leading to the side passage.

### CLOAKS

Modern two piece suite in white having low level w.c. and pedestal wash hand basin. uPVC double glazed window to the side elevation.

## FIRST FLOOR

### LANDING

Access to loft and fitted storage cupboard.

### BEDROOM 1

11'8" x 10'3" to wardrobes (3.56m x 3.12m to wardrobes)
uPVC double glazed window to the rear elevation.

### BEDROOM 2

11'10" x 11'8" (3.61m x 3.56m)
uPVC double glazed window to the rear elevation.

### BEDROOM 3

12'11" x 8'0" (3.94m x 2.44m)
uPVC double glazed window to the front elevation.

### BEDROOM 4

12'11" x 9'7" (3.94m x 2.92m)
uPVC double glazed window to the front elevation.

### BATHROOM

7'8" x 6'3" (2.34m x 1.91m)
uPVC double glazed window to the front elevation. Three piece suite in white enjoys low level w.c., pedestal wash hand basin and panelled bath with thermostatic shower over. Tiled splashbacks to wet area.

### OUTSIDE

To the front of the property there is private parking with side carport leading down to further driveway which is accessed via double wrought iron gates and leading down to the single garage.

The rear garden is designed for ease of maintenance and is paved with planted borders. The rear garden offers a relatively good degree of privacy.

### GARAGE

With up and over door.

### SERVICES

All mains services are available or connected to the property.

### CENTRAL HEATING

The property benefits from a gas fired central heating system. New Hi-flow Worcester-Bosch combi- boiler fitted in February 2026. We have been informed by the vendor that gas and electric checks have been recently carried out.

### 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).

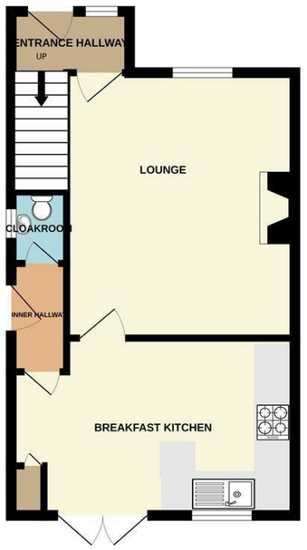
### VIEWING

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

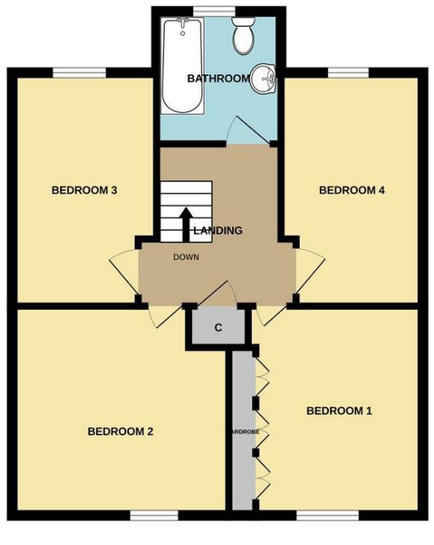
### FINANCIAL SERVICES

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

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.

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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