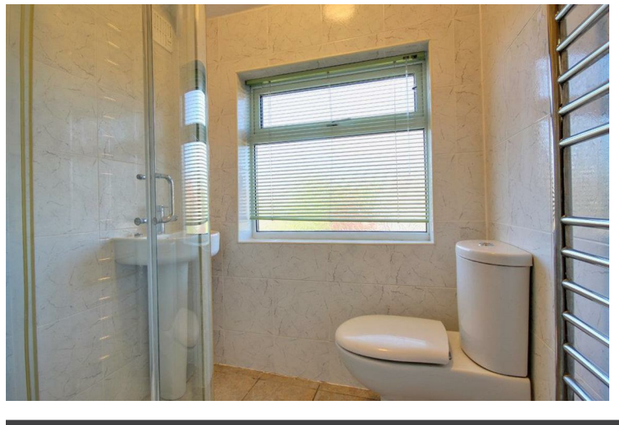


QUICK & CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

139 Worcester Road, Hull HU5 5UZ

Offers Over £110,000

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

- Traditional 1930's townhouse
- No forward chain
- Two double bedrooms
- Modern first floor shower room
- Two reception rooms
- Fitted kitchen
- Good sized garden
- Garage
- Viewing a must!
- EPC - F

An ideal first time purchase or investment opportunity located in this ever popular residential area, we are delighted to offer to the market this well-presented, traditional end townhouse. Enjoying uPVC double glazing, the property is brought to the market with no forward chain. Accommodation briefly comprises entrance vestibule, lounge, fitted kitchen and breakfast room with French doors to garden. To the first floor there are two double bedrooms, one of which is fitted, and a modern shower room. The garden is of good proportions and well-tended, and there is a garage accessed via the tenfoot. Now awaiting its new owners to enjoy living in this lovely home, an early viewing is a definite must!

LOCATION

Worcester Road is located off Wold Road which is a popular residential area with a small range of shops and bus services connecting to Hull City Centre, which lies approximately three miles east of the property.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. It's no surprise that in 2017 Hull was awarded the UK City of Culture, an accolade that came with a large investment in the city's historic past and bright future. With such an eclectic variety of shops, restaurants, bars and museums Hull is a great family day out.

The city has two big rugby clubs; Hull FC and Hull KR, and Hull City football club which has been in the Premier League several times. The KCOM stadium hosts the matches for the football.
Hull Fruit Market on the Humber front had a huge refurbishment to provide a truly vibrant foodie paradise with cafes, bistros, restaurants, and small bespoke businesses. You can enjoy refreshments surrounded by the boats on the Marina.

The Old Town of Hull including The Land of Green Ginger has such a vast array of historical architecture with a great selection of museums. The Art Museum next to Princes Quay has such beautiful views with regular events.

Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars.

The M62 and Humber Bridge routes provide great commutability making it a popular place to live. With a main line railway station and two large bus companies serving the area and further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE VESTIBULE
A grey uPVC door with glazed inserts leads into the entrance vestibule with staircase leading to the first floor accommodation.

LOUNGE
13'3 x 11' max (4.04m x 3.35m max)
uPVC double glazed window to the front elevation, access to the understairs storage cupboard which houses the utility meters.

KITCHEN
10'11 x 6'7 (3.33m x 2.01m)
uPVC double glazed window to the rear elevation. Fitted base and wall units with worksurfaces and splashbacks, sink unit, space and provision for cooking.

BREAKFAST ROOM
8' x 5'6 (2.44m x 1.68m)
uPVC double glazed window to the rear elevation and uPVC double glazed French doors open out into the rear garden. Access to the downstairs WC.

DOWNSTAIRS WC
Low level WC.

FIRST FLOOR

LANDING

BEDROOM 1
8'7 plus doorwell x 13'11 max (2.62m plus doorwell x 4.24m max)
(8'7 plus doorwell x 13'11 decreasing to 11') uPVC double glazed windows to the front elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 2
9'8 x 8'2 (2.95m x 2.49m)
uPVC double glazed window to the rear elevation.

SHOWER ROOM
5'4 x 5' (1.63m x 1.52m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys independent shower cubicle, wash hand basin and low level WC, tiling to wet areas.

EXTERNAL
To the front of the property is a small cottage style garden with gated side access into the rear garden.

The rear garden is of really good proportions and is predominantly laid to lawn with well-stocked, established borders. There is a timber summerhouse and a larger than average garage which is accessed via the tenfoot. The rear garden provides great outdoor space.

SERVICES
Mains drainage, water and electricity are available or connected to the property.

HEATING
The property benefits from electric heating.

DOUBLE GLAZING
The property benefits from uPVC Double Glazing.

TENURE
We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor). There is a peppercorn rent payable per annum of £5 paid to the freeholder.

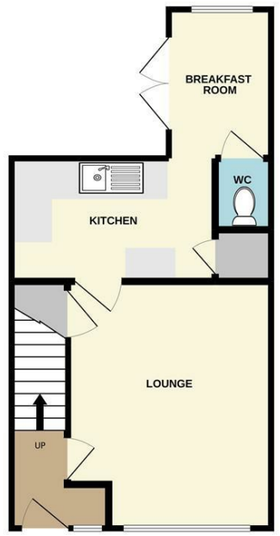
COUNCIL TAX
The Council Tax Band for this property is Band A.

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

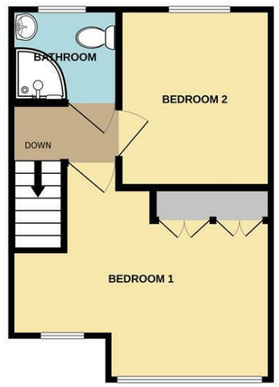
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high 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



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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