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QUICK & CLARKE
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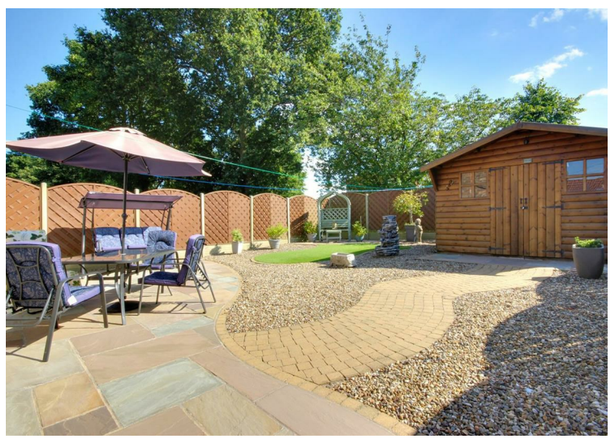

# 16 Julian Close, Hull HU5 5JB

**Asking price £177,950**


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- Beautiful semi-detached family home
- Stunning throughout
- Spacious lounge/dining room
- Modern breakfast kitchen with built-in appliances
- 3 fitted bedrooms
- Modern shower room & separate w.c.
- Westerly facing gardens
- On street parking
- Viewing a must
- EPC: Awaited; Council Tax Band: A

Located in this ever popular residential area and enjoying a prime plot, we are delighted to present to the market this exceptionally well presented, semi-detached family home. The property has been enhanced over recent years to an exacting specification throughout and an early viewing is a definite must. Enjoying uPVC double glazing and gas central heating, the accommodation, which extends to in excess of 900 square feet, enjoys entrance hallway, spacious lounge/dining room, modern breakfast kitchen with built-in appliances, three fitted bedrooms, modern shower room and separate w.c. There are stunning Westerly facing, low maintenance gardens with a summerhouse to the rear and extensive patio offering a great outdoor space. Simply ready to key turn and move into, an early viewing is a must.

## LOCATION

Julian Close is located off Springhead Avenue, which in turn is located off Willerby Road. Ideally situated for access to both Willerby and Hull city centre, Willerby is approximately 2 miles from the property and Hull city centre approximately 3 miles.

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. 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

A uPVC door with glazed inserts leads into:

## ENTRANCE HALLWAY

Staircase leading to the first floor accommodation. Door into:

## BREAKFAST KITCHEN

13'9" maximum x 12'10" maximum (4.19m maximum x 3.91m maximum)
uPVC double glazed window and door to the rear elevation, an extensive range of ivory Shaker style base and wall units with work surfaces and splashbacks, stainless steel twin Neff fan ovens with gas hob and stainless steel chimney extractor, porcelain sink unit with drainer and mixer tap, integrated fridge freezer, integrated dishwasher and attractive flooring.

## LOUNGE/DINING ROOM

21' x 11'4" decreasing to 9'5" (6.40m x 3.45m decreasing to 2.87m)
uPVC double glazed picture bay window to the front elevation and uPVC double glazed French doors opening out into the rear garden, modern fireplace with living flame gas fire, and TV aerial point.

## FIRST FLOOR

## LANDING

Two useful storage cupboards.

## BEDROOM 1

11'8" x 9'3" to wardrobes (3.56m x 2.82m to wardrobes)
uPVC double glazed window to the front elevation, full wall of fitted wardrobes, one of which is walk-in, with hanging and storage facilities.

## BEDROOM 2

9'9" x 7'11" (2.97m x 2.41m)
uPVC double glazed window to the side elevation and fitted wardrobes providing hanging and storage facilities.

## BEDROOM 3

9'2" x 8'2" (2.79m x 2.49m)
uPVC double glazed window to the rear elevation and fitted wardrobe.

## SHOWER ROOM

7'1" x 5'5" (2.16m x 1.65m)
uPVC double glazed window to the rear elevation, modern two piece suite in white comprising walk-in shower cubicle with twin shower heads, wash hand basin set in vanity unit, all beautifully complemented with Italian style full height tiling to the floor and walls.

## SEPARATE W.C.

uPVC double glazed window to the rear elevation, vanity unit with wash hand basin and low level w.c., attractive full height tiling and matching floor tiles.

## OUTSIDE

To the front of the property there is a small enclosed garden with pavers extending down the side to a gate which give access to the rear garden.

A stunning extensive patio leads down to a meticulous Astro-turf lawn edged in block setts, with timber fencing and rustic timber summerhouse with power and light laid on.

## 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

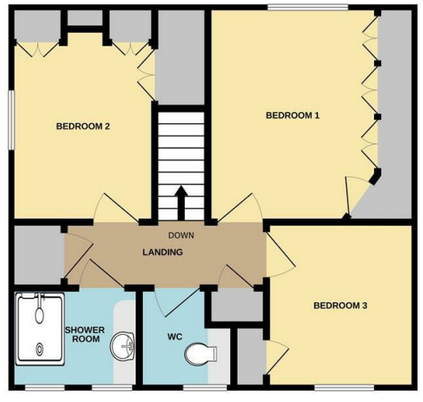
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

## 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

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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