



**5 Kirklands Road, Hull HU5 5AX**  
**£140,000**

- Two Bedroom (formerly a 3 Bed)
- Deceptively spacious
- Open-plan kitchen and conservatory
- Cosy living room
- Private rear garden
- Off-street parking to front and garage to the rear
- Mid-town house style
- Close to local schools
- Near public transport
- EPC: D; Council Tax: A

Nestled on the charming Kirklands Road in Hull, this well-presented mid-town house offers a delightful blend of comfort and style. As you approach the property, you will be greeted by its attractive façade, which hints at the inviting atmosphere that lies within.

Upon entering, you will find a spacious and airy living area that is perfect for both relaxation and entertaining. The thoughtfully designed layout maximises natural light, creating a warm and welcoming environment. The kitchen is equipped with modern fittings, making it an ideal space for culinary enthusiasts to whip up delicious meals. There is a conservatory open planned, from the Kitchen.

The property boasts well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is tastefully appointed, providing a serene space for unwinding after a busy day.

Outside, the garden offers a private low maintenance theme with a westerly outlook, perfect for enjoying the fresh air or hosting summer gatherings with family and friends. The location is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

This mid-town house on Kirklands Road is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for those seeking a comfortable and stylish living space in Hull. With no onward chain this makes an ideal purchase for first time buyers, or simply those looking for space and versatility. Do not miss the chance to make this delightful property your own.

## LOCATION

Kirklands Road is located off Spring Bank West and lies only 2 miles West of Hull city centre.

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 composite door with glazed inserts leads into:

#### ENTRANCE PORCH

5'8" x 3'9" (1.73m x 1.14m)

Door leading into:

#### LOUNGE

15'7" maximum x 14'7" decreasing to 11'11" (4.75m maximum x 4.45m decreasing to 3.63m)

uPVC double glazed window to the front elevation, fireplace with electric socket. Stairs lead to the first floor accommodation with fitted shelving under. Double doors open into:

#### KITCHEN

15'6" x 7'2" (4.72m x 2.18m)

Being open plan to the conservatory. An extensive range of fitted base and wall units in white with sunken porcelain sink, space for single oven, gas hob, space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine and tile effect floor.

#### CONSERVATORY

11'9" x 11'7" (3.58m x 3.53m)

Being of a uPVC and brick construction with wood laminate flooring.

### FIRST FLOOR

#### BEDROOM 1

11' decreasing to 9'11" to wardrobes x 9'4" (3.35m decreasing to 3.02m to wardrobes x 2.84m)

uPVC double glazed window to the front elevation and a full wall of slide robes providing hanging and storage facilities.

#### BEDROOM 2

10'5" x 9'1" (3.18m x 2.77m)

uPVC double glazed window to the rear elevation.

#### SHOWER ROOM

7'5" x 6'1" (2.26m x 1.85m)

uPVC double glazed window to the rear elevation, three piece suite in white comprising independent shower cubicle, low level w.c. and pedestal wash hand basin with tiled walls to splashbacks.

## LANDING

Fixed staircase leading to the loft area. uPVC double glazed window to the front elevation.

## LOFT AREA

15'9" x 9'9" decreasing to 6'1" (4.80m x 2.97m decreasing to 1.85m) Velux roof window and cupboard to eaves. Further cupboard housing the hot water cylinder.

Prospective purchasers should note that there are no regulations in place for this to be used as anything other than a loft area.

## OUTSIDE

To the front of the property there is a dropped kerb and private parking.

The rear garden is Westerly facing and has been designed for ease of maintenance, being of a good size creating a great outdoor space. There is a large area of Astroturf directly beyond the French doors leading off the conservatory, and a small patio area with lawn sweeping down to the head of the garden with stepping stones and raised wooden planters.

To the head of the garden there is a timber summer house beyond which is a workshop area leading into the brick garage, which has electric up-and-over door, power and light. This is accessed via the tenfoot which has a lockable gate for residents only.

## 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



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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