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

QUICK & CLARKE
The Property Specialists

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# 209 Wymersley Road, Hull HU5 5PZ

**£130,000**

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- Townhouse
- Beautifully presented throughout
- No forward chain
- Three bedrooms
- First floor bathroom
- Spacious lounge dining room
- Kitchen
- Enclosed garden
- EPC - awaited.

Located within this ever popular residential area and offered to the market with no forward chain, this end terrace townhouse offers a blank canvas for the discerning purchaser to move in and add their own stamp. It has been home to the current owners for many years and has provided great family living.

The well-presented accommodation in brief enjoys entrance hallway, lounge dining room, kitchen, and to the first floor there are three good sized bedrooms, bathroom and separate WC. To the rear there is an enclosed well-maintained garden which is west facing.

The property has a homely feel from the moment you walk in and truly deserves an internal viewing to fully appreciate the wealth of accommodation on offer.

## LOCATION
Wymersley Road is located off both Willerby Road and Wold Road, lies within ease of reach of all local facilities and is only three miles to the west of the centre of Hull.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

## ENTRANCE HALLWAY
A uPVC door with glazed inserts leads into the entrance hallway, having staircase leading to the first floor accommodation and door into lounge dining room.

## LOUNGE DINING ROOM
21' x 11'2 decreasing to 9'5 (6.40m x 3.40m decreasing to 2.87m)
uPVC double glazed window to the front elevation and uPVC double glazed French doors with side windows opening out into the rear garden. Attractive tiled fireplace with living flame gas fire, coving to ceiling and TV aerial point.

## KITCHEN
10'6 x 8'6 (3.20m x 2.59m)
uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leading into the rear garden. Fitted base and wall cupboards in white with contrasting worksurfaces and coordinating tiled splashbacks. Space and provision for electric cooking, stainless steel sink unit and space for fridge freezer. Access to the understairs storage cupboard which has space and plumbing for washing machine.

## FIRST FLOOR

## LANDING
Storage cupboard and access to loft.

## BEDROOM 1
11'11 x 11'4 (3.63m x 3.45m)
uPVC double glazed window to the front elevation.

## BEDROOM 2
8'9 x 8'2 (2.67m x 2.49m)
uPVC double glazed window to the rear elevation, fitted cupboard.

## BEDROOM 3
11'10 x 7'9 (3.61m x 2.36m)
Two uPVC double glazed windows to the front elevation, fitted cupboard.

## BATHROOM
7'3 x 5'5 (2.21m x 1.65m)
Two uPVC double glazed windows to the rear elevation. Two piece suite enjoys pedestal wash hand basin and panelled bath with electric shower over, tiling to wet areas.

## SEPARATE WC
uPVC double glazed window to the rear elevation and low level WC.

## EXTERNAL
To the front of the property is an enclosed garden which is lawned and planted.

The rear garden is predominantly lawned and features a patio area and two brick stores. The garden also benefits from being west facing and offers a good degree of privacy.

## 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).

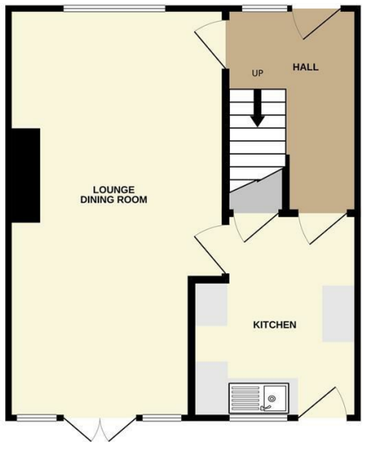
## COUNCIL TAX
The Council Tax Band for this property is Band A.

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

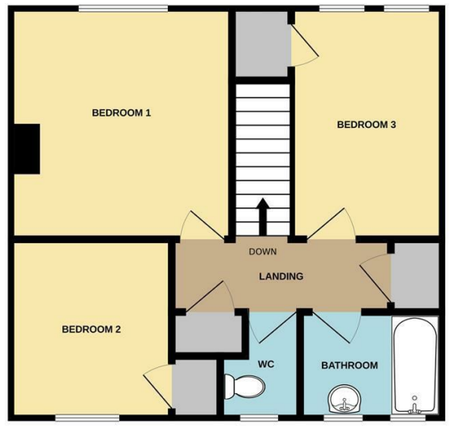
## FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the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