Quick & Clarke
PROPERTY SPECIALISTS

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

7 Gloucester Road, Hull HU10 6HW

£280,000

Beverley | Cottingham | Hornsea | Willerby

- Modern true bungalow
- No onward chain
- Outstanding accommodation throughout
- Formerly three beds now two double beds
- Two reception rooms and conservatory
- Modern fitted kitchen
- Modern shower room
- Low maintenance gardens
- Block sett driveway and single garage with electric up and over door
- Council Tax Band: D EPC Rating: D

Enjoying a great plot within this highly regarded area we are delighted to present to the market this exceptional true bungalow. Having undergone throughout the years superb modernisation and maintained to superb standards throughout the property enjoys uPVC double glazing and gas central heating and enjoys spacious entrance hallway, through lounge with dual aspect, fitted kitchen, dining room, two double bedrooms, conservatory, modern shower room, enclosed low maintenance garden, block sett driveway and attached garage which links to next door with electric up and over door and incorporating a utility area.

The property was originally built by local Marsden Builders and was built as a three bedroomed property however this was altered by previous owners to provide a dining room leading off the kitchen. With square footage in excess of 1,000 square feet and offered to the market with no onward chain this beautiful property offers so much space and versatility and is simply ready to key turn and move into. Viewing is an absolute must to fully appreciate the accommodation which is on offer.

LOCATION
Located off Ladysmith Way and the Parkway.

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE PORCH
A uPVC door leads into entrance porch with uPVC door leading into entrance hallway.

ENTRANCE HALLWAY
14'3" x 5'11" (4.34m x 1.80m)
A door leads into the inner hallway and door into lounge.

LOUNGE
20'10" x 13'10" decreasing to 12'2" (6.35m x 4.22m decreasing to 3.71m)
Having uPVC double glazed picture bay window to the front elevation and uPVC double glazed window to the side elevation. Contemporary fireplace with integral lighting and electric flame fire. Wood laminate flooring flows throughout this area and there is an internal window which overlooks the hall.

KITCHEN
11'3" x 9'3" (3.43m x 2.82m)
uPVC double glazed window and uPVC door to the side elevation. There is an extensive range of oak effect base and wall cupboards with large storage drawers underneath the ceramic hob. These drawers could easily be removed to facilitate a single oven and we are informed by the Vendor that there are both gas and electric points behind. One and a quarter bowl sink unit with drainer and mixer tap. Wood laminate flooring. A square entrance leads into the dining room.

DINING ROOM
9'1" x 7'10" (2.77m x 2.39m)
uPVC double glazed picture bay window to the front elevation and wood laminate flooring. This originally was the third bedroom.

BEDROOM 1
15'1" x 9'8" (4.60m x 2.95m)
Leading off the inner hallway and with uPVC double glazed picture window to the rear elevation. Attractive wood laminate flooring.

BEDROOM 2
12'1" x 11'11" (3.68m x 3.63m)
Attractive wood laminate flooring and uPVC double glazed French doors opening out into the conservatory.

CONSERVATORY
11'0" x 11'2" (3.35m x 3.40m)
uPVC construction with French doors to garden enjoying splendid views over the rear garden.

SHOWER ROOM
9'0" x 5'6" (2.74m x 1.68m)
uPVC double glazed window to the side elevation. Three piece modern suite in white having low level w.c., pedestal wash hand basin and independent shower cubicle. Tiled walls to wet areas and tiled flooring.

OUTSIDE
To the front of the property there is a small enclosed garden designed for low maintenance and a side block sett driveway provides ample off street parking and leads down to the single attached garage.

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

SINGLE ATTACHED GARAGE
Roller electric door, power and light. At the rear of the garage is space and plumbing for a washing machine and space for second appliance with personal uPVC door leading into the rear garden. uPVC window overlooking the rear.

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

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.
Made with Metropix ©2026