



**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



**116 Danube Road, Hull HU5 5UU**  
**£138,000**

- Extended town house with double storey extension
- Beautifully presented throughout!
- Spacious Lounge Dining Room
- Modern Breakfast Kitchen
- Two Double Bedrooms
- Modern first floor Bathroom
- Off-street parking to the front and rear
- Enclosed rear garden
- Viewing is a must!
- EPC Rating C; Council Tax Band: A

This 1930's town house is well presented throughout and boasts a superb double storey extension. Enjoying uPVC double glazing and gas central heating the property enjoys Entrance Vestibule, Spacious Lounge with feature fire with Dining area and modern fitted Breakfast Kitchen, having french doors open in to the garden. To the first floor there are TWO DOUBLE Bedrooms and a modern Bathroom. The garden is well presented and there is off-street parking to the front of the property and rear (via a roller door). Simply ready to key turn and move in this superb property awaits it's new owners to which an early viewing is a must!

#### LOCATION

Located off Wold Road, Danube Road lies within ease of reach of the local amenities and facilities that Wold Road, Willerby Road and Hull city centre have to offer, Hull city centre lying approximately 2 miles from 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. 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 VESTIBULE

Door leading into:

#### LOUNGE/DINING ROOM

20'3" x 13'1" decreasing to 11' (6.17m x 3.99m decreasing to 3.35m)  
uPVC double glazed window to the front elevation, recessed fireplace with log effect gas flame fire, TV aerial point, access to the under-stairs storage cupboard which houses the utility meters and door leading into:

#### DINING KITCHEN

11'8" x 9'7" (3.56m x 2.92m)  
uPVC double glazed French doors opening out into the rear garden, an extensive range of modern fitted base and wall units in ivory incorporating a glass display cabinet with integral lighting, wood effect work surfaces and complementing tile splashbacks, stainless steel gas hob with under counter stainless steel double electric fan oven and stainless steel chimney extractor, sink unit with drainer and wall mounted gas central heating boiler. Tiled effect wood laminate flooring.

#### FIRST FLOOR

#### LANDING

Access to loft.

#### BEDROOM 1

14'3" maximum x 10' (4.34m maximum x 3.05m)  
uPVC double glazed windows to the front elevation.

#### BEDROOM 2

11'8" x 9'8" (3.56m x 2.95m)  
uPVC double glazed window to the rear elevation.

#### FAMILY BATHROOM

9'6" x 8'2" (2.90m x 2.49m)  
Modern three piece suite in white comprising shaped bath with shower over, wash hand basin and low level w.c. Such a superb spacious room! Attractive tiled splash backs.

#### OUTSIDE

To the front of the property there is a dropped kerb and gravelled parking for up to two vehicles.

The rear garden is beautifully tended, predominantly laid to lawn with timber fencing and a path leading to the head of the garden and vegetable plot towards the rear. Gravelled seating area towards the head of the garden. There is also a useful garden store. At the head of the garden is hardstanding for vehicle parking which is accessed by a roller shutter door.

#### 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 Leasehold on a 999 year lease commencing 24.06.38 with a ground

rent of £50.00 per annum (this will be confirmed by the vendor's solicitor).

#### VIEWING

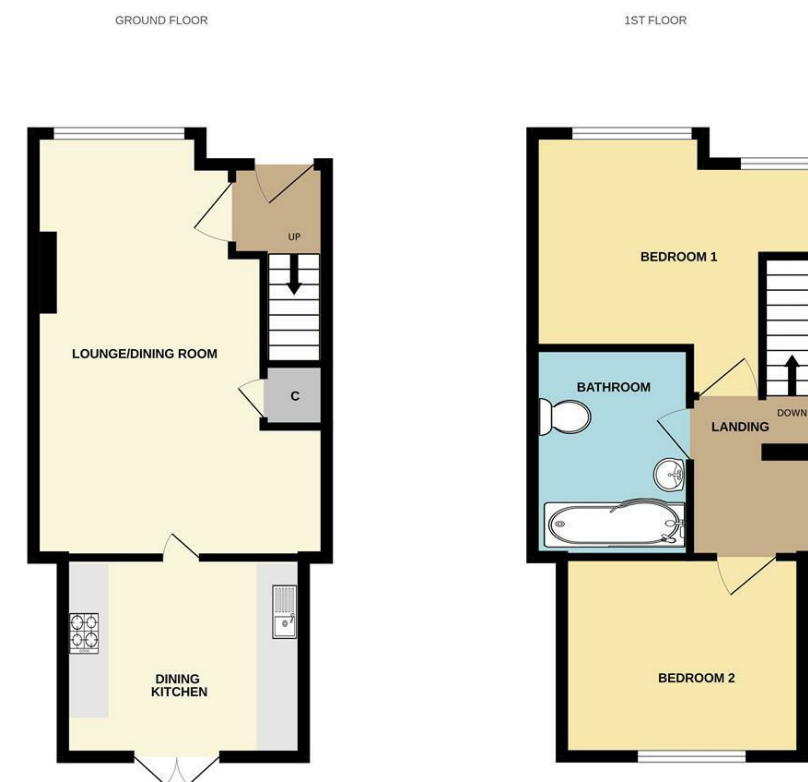
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

#### 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



116 DANUBE ROAD

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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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.