



QUICK&CLARKE
The Property Specialists

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4 Pyrudd Drive, Hull HU4 6UR
£135,000

- Semi detached house
- Popular location
- No onward chain!
- Two DOUBLE Bedrooms
- First floor Bathroom
- Lounge
- Fitted Kitchen
- Side Driveway
- Enclosed garden
- EPC: D Council Tax:

This modern semi-detached house is located within a prime location and offered to the market with no chain. Offering a blank canvass to add your own design flair within, the property enjoys Entrance Lobby, Lounge, Kitchen and to the first floor TWO double Bedrooms and a house Bathroom. There is a side driveway which provides off street parking and enclosed garden to the rear with great outdoor space. This property is ideal for a first time buyer and for those looking for a great location. An early viewing is an absolute must!

LOCATION
Pyruss Drive is located off Summergroves Way and is ideally situated for access to the local retail facilities of Sainsbury's, Aldi and to the nearby A63/M62. Lying only 2 miles West of the centre of Hull.

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 door with glazed inserts leads into:

ENTRANCE LOBBY
4'3 x 3'3 (1.30m x 0.99m)
Sealed unit double glazed window to the front elevation.

LOUNGE
17'5 x 12' max (5.31m x 3.66m max)
Sealed unit double glazed window to the front elevation, staircase with spindle bannister leads to the first floor accommodation with understairs storage cupboard.

KITCHEN
11'11 x 6'9 (3.63m x 2.06m)
Sliding patio doors overlooking the rear garden, fitted base and wall units with worksurfaces and tiled splashbacks. Gas hob with single electric oven, space for fridge freezer, sink unit with drainer.

FIRST FLOOR LANDING
Access to loft.

BEDROOM 1
11'11 max x 8'9 max (3.63m max x 2.67m max)
Sealed unit double glazed window to the front elevation and linen cupboard.

BEDROOM 2
11'11 x 9'9 decreasing to 8'2 (3.63m x 2.97m decreasing to 2.49m)
Sealed unit double glazed window to the rear elevation.

BATHROOM
6'10 x 5'7 (2.08m x 1.70m)
Sealed unit double glazed window to the side elevation, three piece suite enjoys low level WC, pedestal wash basin and panelled bath, tiling to wet areas.

EXTERNAL
There is a small open plan garden to the front of the property. A side driveway provides off-street parking and leads down to an enclosed lawned garden with small patio area creating great outdoor space.

SERVICES
All mains services are available or connected to the property.

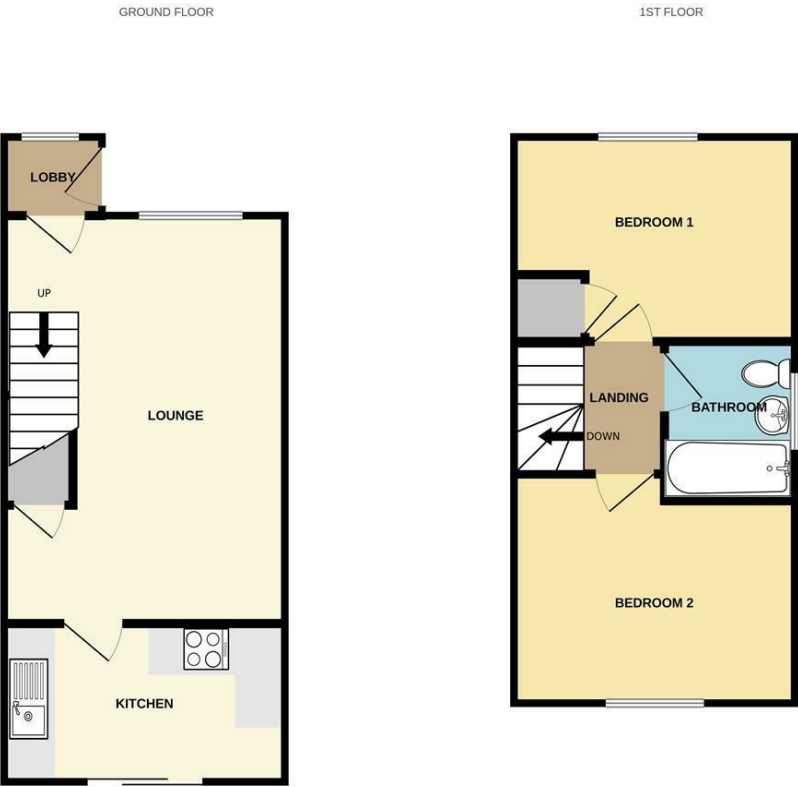
CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from majority sealed unit 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.

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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