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

QUICK&CLARKE
The Property Specialists

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104 Parkfield Drive, Hull HU3 6TB

Offers Over £142,950

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- Modern semi detached house
- Beautifully presented throughout
- Larger than average plot
- Two double bedrooms
- Modern fitted first floor bathroom
- Lounge with French doors overlooking the garden
- Modern fitted kitchen with built-in appliances
- Private parking to the front
- Superb garden with the option of a summerhouse
- EPC - awaited

Located within this ever popular residential area and ideally located for those wishing to commute to the city centre, this meticulously presented modern semi-detached house is one to definitely view! Occupying a larger than average plot with ample parking to the front, the beautifully presented accommodation enjoys entrance hallway, downstairs WC, spacious lounge with French doors opening onto the rear garden and modern fitted kitchen with built-in appliances. First floor accommodation has two double bedrooms, one of which has built-in sliderobes, and a modern bathroom. The gardens are beautifully tended, and there is a summerhouse available by separate negotiation providing great entertainment facilities. The rear garden is a great outdoor space offering a good degree of privacy. This exceptional property awaits its new owners who can simply move in and enjoy living in this great home.

LOCATION

Parkfield Drive is located off Anlaby Road and lies approximately 1.5 miles out of the city centre of Hull. The official name for Hull is KINGSTON UPON HULL and it is Yorkshire's only waterfront city. The city is well known for its white telephone boxes, the Humber Bridge and its connections with poet Philip Larkin and pioneering English Pilot Amy Johnson. With an extensive range of shopping facilities, entertainment facilities, the Old Town and its Land of Green Ginger, the city is a superb mixture of modern and historic interest. The city centre provides access to the A63/M62 motorway with further trunk routes located over the Humber Bridge. Hull rightly won the City of Culture in 2017 with so many beautiful places of interest to view. The marina shows some great boats and yachts off with the recently re-developed fruit market now with a host of eateries, local delis and small businesses – a great diverse place to walk around and take in all the city has to offer!

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
A composite door with glazed inserts leads into the entrance hallway having attractive wood laminate flooring and staircase leading to the first floor accommodation.

DOWNSTAIRS WC
uPVC double glazed window to the front elevation, two piece modern suite in white enjoys low level WC and pedestal wash hand basin.

LOUNGE
14'7 max x 10'6 max (4.45m max x 3.20m max)
uPVC double glazed French doors opening out onto the rear garden, attractive wood laminate flooring and TV aerial point.

KITCHEN
11'8 x 7'5 (3.56m x 2.26m)
uPVC double glazed window to the front elevation. An extensive range of contemporary grey gloss base and wall units with worksurfaces and tiled splashbacks. Built-in gas hob with microwave and oven combination, space and plumbing for washing machine and fridge freezer, attractive tiled floor.

FIRST FLOOR

LANDING
With access to loft.

BEDROOM 1
12'6 to wardrobes x 9'1 (3.81m to wardrobes x 2.77m)
uPVC double glazed window to the rear elevation, modern fitted sliderobes provide hanging and storage facilities.

BEDROOM 2
14'7 x 7'6 max (4.45m x 2.29m max)
uPVC double glazed window to the front elevation, fitted cupboard.

BATHROOM
6'7 x 5'4 (2.01m x 1.63m)
uPVC double glazed window to the side elevation. Modern fitted suite in white enjoys panelled bath with shower over, low level WC and pedestal hand wash basin, beautifully tiled to splashback areas, and extractor.

OUTSIDE
To the front of the property is private parking. The rear garden is of good proportions and has patio area leading down to a good sized lawned garden and there is a composite garden shed. In the corner of the garden is a timber summerhouse which benefits from underfloor heating, power and light. The summerhouse is available by separate negotiation. The garden is fenced and provides ideal outdoor entertainment 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 uPVC Double Glazing.

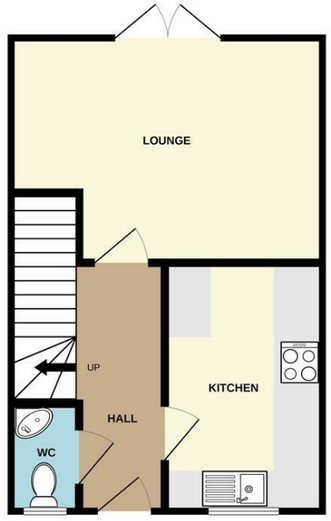
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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

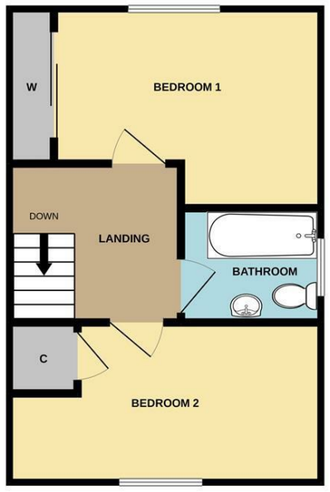
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high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