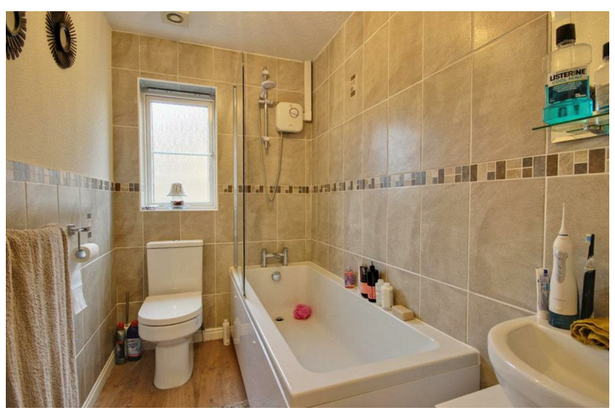


Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

16 Robinia Drive, Hull HU4 6QN

£185,000

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

- Modern semi-detached house
- Well presented
- Contemporary recently fitted dining kitchen
- Conservatory with solid roof
- Three bedrooms
- Modern first floor bathroom
- Superb garden
- Driveway
- Council tax: C - EPC: D

Enjoying a prime position within this ever popular residential development, ideally located for motorway access. This well presented modern semi detached house offers great accommodation of which has had a new kitchen, conservatory solid roof and redesigned garden. Enjoying uPVC double glazing and gas central heating the property enjoys Entrance Hallway with downstairs WC off, Lounge with modern fireplace, contemporary Dining kitchen with a host of built in appliances. Conservatory enjoying views over the rear garden. To the first floor the landing leads to THREE Bedrooms and a modern house Bathroom. With a remodelled garden to the rear with decking and lawned area, side driveway providing off street parking and a lawned front garden.

This property literally is ready to move in to; make this the top of your viewing list!

LOCATION

Located off Summergroves Way, a popular modern development close to the A63/M62 network. With local supermarkets being Sainsbury and Aldi with Asda only a short drive. Hessle centre is approximately one and half miles from the property where a good range of local amenities and facilities can be located. Hull City centre is located just under 3 miles East from the property where an extensive range of amenities and facilities can be located. There are good transport connections via The Interchange bus depot and railway station.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Having staircase leading to the first floor accommodation.

W.C.

With a low level WC, wash basin and uPVC double glazed window to the front elevation.

LOUNGE

15'4" x 11'5" (4.67m x 3.48m)
uPVC double glazed window to the front elevation, modern granite fireplace incorporating a living flame gas fire, TV aerial point.

DINING KITCHEN

14'6" x 10'5" (4.42m x 3.18m)
uPVC double glazed window to the rear and uPVC double glazed French doors open into the conservatory. Superb fitted kitchen in ivory gloss with base and wall units and large soft close storage drawers. Built in single oven with microwave above, gas hob and chimney extractor. Integrated fridge freezer. Sink unit with drainer and mixer tap. Integrated washing machine.

CONSERVATORY

10'8" x 6'10" (3.25m x 2.08m)
Being of a uPVC and brick construction. Solid roof. French doors which open in to the garden.

FIRST FLOOR

LANDING

With access to the loft.

BEDROOM 1

12'7" to wardrobes x 9'9" (3.84m to wardrobes x 2.97m)
Two uPVC double glazed windows to the front elevation, access to the airing cupboard and a fitted double wardrobe.

BEDROOM 2

11'0" x 8'4" (3.35m x 2.54m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

7'6" x 6'1" (2.29m x 1.85m)
uPVC double glazed window to the rear elevation.

FAMILY BATHROOM

8'4" x 4'10" (2.54m x 1.47m)
uPVC double glazed window to the side elevation, a modern three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath with electric shower over and shower screen, fully tiled to wet areas with attractive decor and border tiling.

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.

OUTSIDE

To the front of the property is an open plan lawned garden. A side driveway provides off-street parking and leads down to an enclosed rear garden which has gated entry.

The rear garden has fenced boundaries and provides the perfect backdrop to this property. Having been recently redesigned with decking area and lawned garden; perfect area to relax at the end of a day!

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 (to be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C.

VIEWING

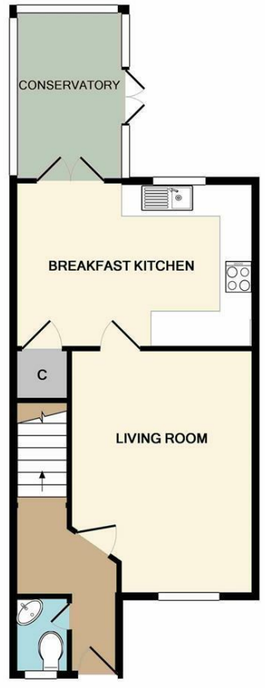
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

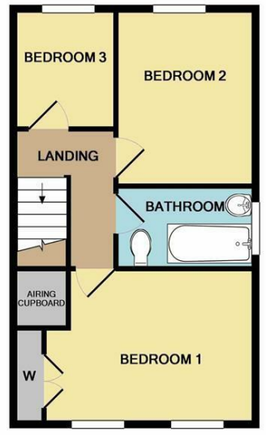
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are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

EPC RATING

For full details of the EPC rating of this property please contact our office.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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