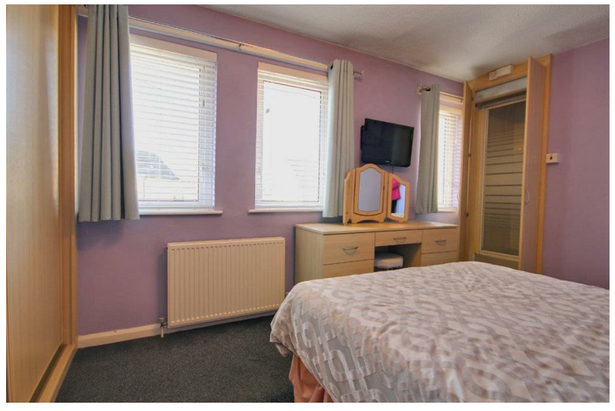

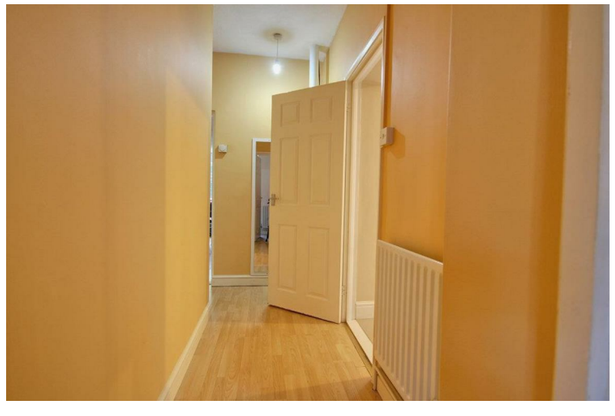

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

92 Rosedale Grove, Hull HU5 5BZ

£189,950

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

- Vastly extended end town house
- No forward chain
- Well presented throughout
- 2/3 reception rooms
- 4/5 bedrooms
- 2 bathroom
- Private parking
- Enclosed garden with outside store
- Viewing a must
- EPC Rating: Awaited

Located within this popular residential area and offered to the market with no forward chain, we are delighted to present this exceptionally well presented and vastly extended traditional end town house. The property enjoys uPVC double glazing and gas central heating, and in brief comprises entrance hallway, contemporary downstairs shower room, lounge, fabulous living/dining kitchen with patio doors to garden and range cooker, inner hallway, second sitting room enjoying modern fireplace and door to garden, study/bedroom 5, bedroom 1 with en-suite shower room and to the first floor there are three good size bedrooms. The gardens are designed for ease of maintenance and provide great outdoor space and located at the head of the garden is an office/summer house which offers the versatility of either working from home, or just enjoying outside entertainment. There is private parking via the front gates. Viewing is a definite must.

LOCATION

Rosedale Grove is located off Spring Bank West and lies within ease of reach of the local shops and amenities, and lies only two miles West of Hull city centre.

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. It's no surprise that in 2017 Hull was awarded the UK City of Culture, an accolade that came with a large investment in the city's historic past and bright future. With such an eclectic variety of shops, restaurants, bars and museums Hull is a great family day out.

The city has two big rugby clubs; Hull FC and Hull KR, and Hull City football club which has been in the Premier League several times. The KCOM stadium hosts the matches for the football.
Hull Fruit Market on the Humber front had a huge refurbishment to provide a truly vibrant foodie paradise with cafes, bistros, restaurants, and small bespoke businesses. You can enjoy refreshments surrounded by the boats on the Marina.

The Old Town of Hull including The Land of Green Ginger has such a vast array of historical architecture with a great selection of museums. The Art Museum next to Princes Quay has such beautiful views with regular events.

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 HALLWAY

Staircase leading to the first floor accommodation and doors into:

SHOWER ROOM

Modern three piece suite in white comprising independent shower cubicle, low level w.c. and wash basin set in grey vanity unit, full height tiling, extractor and towel radiator.

LOUNGE

16' into bay decreasing to 13'11" x 12' (4.88m into bay decreasing to 4.24m x 3.66m)
uPVC double glazed walk-in bay window to the front elevation and TV aerial point.

DINING KITCHEN

15'4" x 18'2" (4.67m x 5.54m)
uPVC double glazed window and sliding patio door opening out into the rear garden, an extensive range of modern oak Shaker style base and wall cupboards with work surfaces, stainless steel range cooker with stainless steel splashback and oversize extractor, space for fridge freezer and space for microwave, wall mounted TV aerial point, tiled floor, space and plumbing for dishwasher and sink unit with drainer. A door leads into:

INNER HALLWAY

Providing access to:

SITTING ROOM

17'10" x 11'4" maximum (5.44m x 3.45m maximum)
uPVC double glazed window to the rear elevation and uPVC door to garden, wall mounted TV aerial point, recessed shelving and wood laminate flooring. Modern fireplace with flame effect pebble fire.

BEDROOM 5/STUDY

10'8" x 8'3" maximum (3.25m x 2.51m maximum)
uPVC double glazed window to the side elevation, a versatile room that could either be used as a bedroom or indeed a study.

BEDROOM 1

12'6" x 11'3" decreasing to 8'7" (3.81m x 3.43m decreasing to 2.62m)
uPVC double glazed window to the front elevation, and modern fitted slide robes providing hanging and storage facilities. Door into:

EN-SUITE

Modern three piece suite in white comprising independent shower cubicle, low level w.c., and pedestal wash hand basin. Extractor.

FIRST FLOOR

LANDING

BEDROOM 2

12'6" x 10' (3.81m x 3.05m)
uPVC double glazed windows to the front elevation, a full wall of modern slide robes providing hanging and storage facilities. Double doors open into a shower cubicle with electric shower fitted.

BEDROOM 3

12' x 10' (3.66m x 3.05m)
uPVC double glazed windows to the rear elevation.

BEDROOM 4

7'11" x 9' (2.41m x 2.74m)
uPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property and approached via gates is private parking for several vehicles.

The rear garden is designed for ease of maintenance and is predominantly laid to lawn with a garden pond and patio area. There is a detached store which has been used for working from home and is fitted with kitchen units, power and light.

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 uPVC double glazing.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is Band A.

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

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.