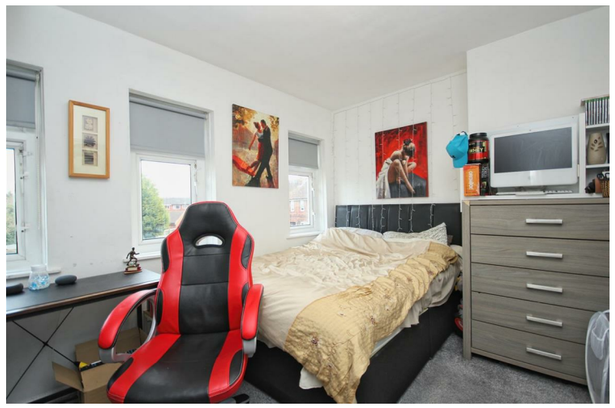

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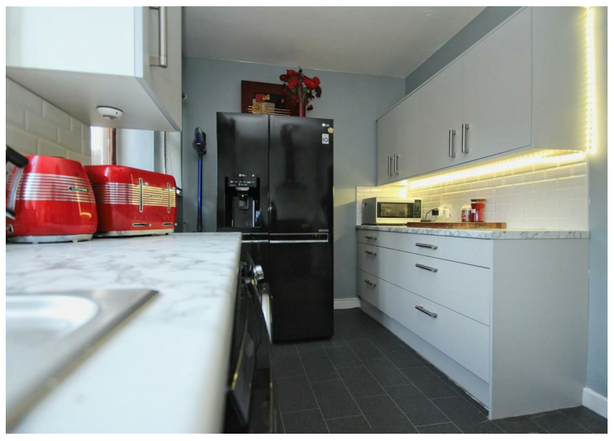


87 Helmsley Grove, Hull HU5 5ED

£119,000

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

- Traditional townhouse
- Modernised throughout
- Contemporary breakfast kitchen
- Lounge
- Two double bedrooms
- Contemporary first floor bathroom
- Private parking to the front
- Enclosed rear garden
- Viewing is a must!
- EPC: D

THE PROPERTY

This superb town house is such an ideal first time purchase! Having been transformed by the current owner to provide modernised contemporary accommodation! Presented to a high standard throughout and enjoying uPVC double glazing and gas central heating the property has entrance vestibule, lounge, contemporary fitted breakfast kitchen, two double bedrooms and a modern bathroom. The good size plot has private parking to the front and a good size garden to the rear. Viewing is a definite must!

LOCATION

Helmsley Grove is located off Willerby road, ideally placed for those wishing to commute to the surrounding area, and being only 2.5 miles west from the city centre of Hull. The official name for Hull is KINGSTON UPON HULL. The people from the city are known as “Hullensians”. Hull 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
A door with glazed inserts leads into the entrance vestibule with staircase leading to the first floor accommodation.

LOUNGE
16'8" into bay x 11'6" (5.08m into bay x 3.51m)
uPVC double glazed walk-in bay window to the front elevation, modern wood laminate flooring, beech fireplace housing a wall mounted gas fire and TV aerial point. Access to the understairs storage cupboard which houses the utility meters.

BREAKFAST KITCHEN
14'9" x 7'9" (4.50m x 2.36m)
uPVC double glazed window and door to the rear elevation. An extensive range of contemporary soft close base and wall units with worksurfaces and splashbacks. Range cooker with oversized extractor available by separate negotiation, space for fridge freezer, space and plumbing for washing machine.

FIRST FLOOR

LANDING
Access to loft.

BEDROOM 1
11'7" x 13' (3.53m x 3.96m)
uPVC double glazed windows to the front elevation. Fitted cupboard.

BEDROOM 2
12'9" x 9'2" (3.89m x 2.79m)
uPVC double glazed windows to the rear elevation and access to a storage area.

BATHROOM
6'1" x 6'1" (1.85m x 1.85m)
uPVC double glazed window to the rear elevation. A modern three piece suite in white enjoys low level WC, pedestal wash hand basin and panelled bath with shower over, tiled to wet areas.

OUTSIDE
To the front of the property is off-street parking for several vehicles via a dropped kerb leading to block sett and gravelled frontage. The rear garden is well tended featuring a patio area with gravelled seating area, meticulously lawned garden and three garden sheds. The rear garden provides a great outside area.

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.

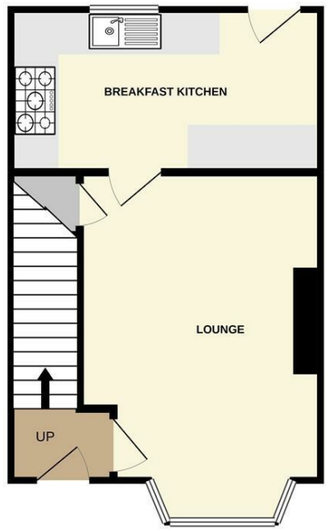
TENURE
We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

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

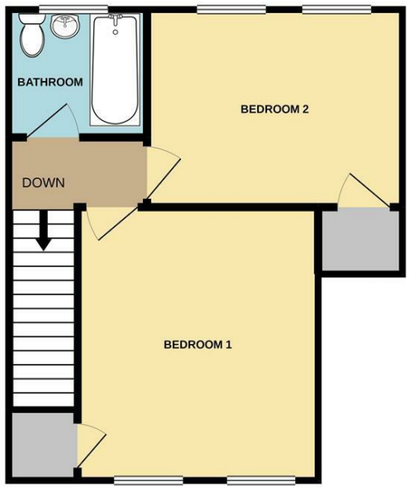
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high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