



**QUICK & CLARKE**  
The Property Specialists

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**59 Rokeby Avenue, Hull HU4 7ND**  
**£225,000**

- Semi-detached house
- Larger than average plot
- No forward chain
- Three bedrooms
- First floor shower room
- Two reception rooms
- Conservatory
- Beautiful gardens
- Garage and parking
- Council tax band C. EPC rating E

A rare opportunity to acquire a superb, deceptively spacious, semi-detached family home on a larger than average plot. The property has been owned for many years by the current family and benefits from an extra wide plot offering scope to extend (subject to the necessary planning approval).

The property is well presented throughout and offered to the market with no onward chain. The accommodation comprises entrance hallway, downstairs WC, two reception rooms, fitted kitchen with built-in appliances and a conservatory with views over the rear garden. To the first floor are three bedrooms, two of which are fitted, and a modern shower room. The gardens extend to the front, side and rear and there is private off-street parking to the front, along with a single garage.

Awaiting its new owners to add their own stamp and enjoy living in this perfect family home - an early viewing is essential.

## LOCATION

Rokeby Avenue is located off Anlaby Park Road North and is a popular residential area with local amenities close by and in Anlaby itself. There is a regular bus service connecting to Hull which is approximately 2.5 miles from the property.

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 uPVC door with glazed inserts leads into:

### ENTRANCE HALLWAY

Having staircase leading to the first floor accommodation.

### DOWNSTAIRS CLOAKS

uPVC double glazed window to the side elevation, low level WC and pedestal wash basin.

### LOUNGE/DINING ROOM

26'7 x 12'4 decreasing to 11'4 (8.10m x 3.76m decreasing to 3.45m)

The lounge area has uPVC double glazed bay window to the front elevation, and the dining area has French doors leading into the conservatory.

### KITCHEN

12'7 x 8'1 (3.84m x 2.46m)

uPVC double glazed window to the side elevation, modern fitted base and wall units with worksurfaces and tiled splashbacks, tiled floor, stainless steel sink unit with drainer and mixer tap. Stainless steel double oven with gas hob, space and plumbing for washing machine and space for fridge.

### CONSERVATORY

14'5 x 10' (4.39m x 3.05m)

Being of a uPVC and brick construction enjoying splendid undisturbed views over the rear garden. Tiled flooring,

### FIRST FLOOR LANDING

uPVC double glazed window to the side elevation.

### BEDROOM 1

14'9 into bay x 9'7 to wardrobes (4.50m into bay x 2.92m to wardrobes)

uPVC double glazed walk-in bay window to the front elevation and fitted wardrobes.

### BEDROOM 2

11'1 x 9'3 to wardrobes (3.38m x 2.82m to wardrobes)

uPVC double glazed window to the rear elevation and fitted wardrobes.

### BEDROOM 3

7'7 x 6'6 (2.31m x 1.98m)

uPVC double glazed window to the front elevation.

### SHOWER ROOM

6'5 x 5'7 (1.96m x 1.70m)

uPVC double glazed window to the side elevation. Three piece white suite enjoys wash basin set in vanity unit, low level WC and shower area, part tiling to walls and towel radiator.

### EXTERNAL

To the front of the property there is a small garden with off-street parking to side via the drivewat for several vehicles. The garden extends to the side and there is a single garage with workshop/store attached.

The rear garden is well-maintained and predominantly laid to lawn with Patio areas and greenhouse.

### 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 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.

While 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 errors or omissions. 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. Made with Metaspac C024