



**QUICK & CLARKE**  
The Property Specialists

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**109 Manor Road, Hull HU5 5NS**  
**£124,950**

- Offered with no onward chain / Vacant possession
- Mid terrace house
- Open plan living/dining room
- Extended kitchen
- Shower room
- Brick built garage
- Gardens to the front and rear
- Viewing is a must!
- Council tax band A
- EPC: C

This well presented traditional mid town house has been enjoyed by the current owners but is now presented to the market with no forward chain. Popular location the property has Entrance, Lounge Dining Room with fireplace, Breakfast kitchen and to the first floor there are TWO Bedrooms and a modern shower room. The garden is well tended and there is a single brick built garage accessed via the ten foot. Viewing is an absolute must!

#### LOCATION

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

##### ENTRANCE HALL

uPVC door with privacy glass inserts, stairs to the first floor accommodation and radiator.

##### LIVING ROOM

20'3 max x 11'3 (6.17m max x 3.43m)  
uPVC double glazed window to the front elevation, electric fire in surround and internal window overlooking the kitchen. Large understairs storage cupboard and radiator.

##### KITCHEN

12'10 x 11'8 (3.91m x 3.56m)  
A generous range of base and eye level units with worktops and tiled splashbacks, 1 bowl sink unit with drainer. Space for fridge freezer, washing machine and cooker. Radiator, uPVC double glazed window to the rear elevation and uPVC door with privacy glass inserts.

##### FIRST FLOOR

##### BEDROOM 1

11'5 x 11' (3.48m x 3.35m)  
uPVC double glazed window to the front elevation, built-in cupboard space and radiator.

##### BEDROOM 2

8' x 7'3 plus doorwell (2.44m x 2.21m plus doorwell)  
uPVC double glazed window to the rear elevation and radiator.

##### SHOWER ROOM

6'5 x 5' (1.96m x 1.52m)  
uPVC double glazed window to the rear elevation, low level WC, wash basin and corner shower enclosure.

##### OUTSIDE

There is an easy to maintain front garden. The rear garden has lawn and pathway and is also low maintenance. Parking is provided via a brick built garage to the rear with up & over door accessed via the tenfoot. There is also on street parking to some areas of the road.

##### 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).

##### 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.



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 floorplans 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. Made with Metropac C2023