



Quick & Clarke

PROPERTY SPECIALISTS

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk



494 Hotham Road South, Hull HU5 5RN
Offers Over £150,000

- Traditional 1930's townhouse
- Private driveway and garage
- No onward chain
- uPVC double glazing
- Gas central heating
- Over 800 sq ft space
- Spacious lounge dining room
- Three double bedrooms
- Enclosed rear garden / End terrace on Hotham Road
- Council Tax Band: A EPC Rating : D

Nestled on Hotham Road South in Hull, this charming end-terrace house from the 1930s presents an excellent opportunity for those seeking a family home with character and potential. Spanning over 800 square feet, this extended property boasts three generously sized double bedrooms and bathroom, making it ideal for families or those who appreciate extra space.

Upon entering, you are welcomed into a spacious lounge dining room, perfect for both relaxation and entertaining. The ground floor also features a convenient WC and a well-appointed kitchen, providing a functional layout for everyday living. The first floor houses the three double bedrooms, ensuring ample room for rest and privacy, alongside a house bathroom that caters to the needs of the household.

The property benefits from uPVC double glazing and gas central heating, ensuring comfort throughout the seasons. With no onward chain, you can move in without delay and start making this house your home. The enclosed garden at the rear offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings. Additionally, the private driveway and garage to the side provide valuable off-street parking and storage options.

This home is a blank canvas, ready for you to infuse your personal style and design flair. Whether you are a first-time buyer or looking to relocate, this property on Hotham Road South is a wonderful choice. Make this your next move and embrace the potential of this delightful home.

LOCATION
Hotham Road South is a popular residential location located off Wold Road and Priory Road providing ease of access to local shops and amenities with regular bus service connecting to Hull.

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 LOBBY
4'2" x 3'2" (1.27m x 0.97m)
A door with glazed inserts leads into the entrance lobby with door into hallway.

HALLWAY
Staircase leading to the first floor accommodation.

LOUNGE DINING ROOM
20'5" x 14'0" decreasing to 11'0" (6.22m x 4.27m decreasing to 3.35m)
uPVC double glazed window to the front elevation and uPVC double glazed sliding patio door leading out into the rear garden. Wood flooring flows throughout. Access to understairs storage cupboard which houses the utility meters. Recessed fireplace with log burner (prospective purchasers should note this has not been tested so we are marketing as decorative only).

DOWNSTAIRS W.C.
uPVC double glazed window to the side elevation. Two piece suite in white enjoys low level w.c. and wash hand basin.

KITCHEN
10'0" x 8'8" (3.05m x 2.64m)
With uPVC double glazed window to the rear elevation. Fitted base and wall units with work surfaces. Space and provision for cooking, sink unit and space for fridge freezer.

FIRST FLOOR

LANDING

BEDROOM 1
14'0" decreasing to 11'1" x 10'9" plus doorwell (4.27m decreasing to 3.38m x 3.28m plus doorwell)
uPVC double glazed window to the front elevation.

BEDROOM 2
14'11" x 8'8" (4.55m x 2.64m)
Enjoying a dual aspect with uPVC double glazed window to both the front and rear elevations.

BEDROOM 3
9'6" x 8'1" (2.90m x 2.46m)
uPVC double glazed window to the rear elevation.

BATHROOM
5'5" x 4'11" (1.65m x 1.50m)
With uPVC double glazed window to the rear elevation. Three piece suite enjoys panelled bath with shower over, low level w.c. and wash hand basin.

OUTSIDE
To the front of the property there is an enclosed garden with private driveway providing off street parking leading to the garage.

The rear garden is lawned with decking area.

GARAGE
With up and over door.

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.

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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