



# QUICK&CLARKE

The Property Specialists

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**18 Bromwich Road, Hull HU10 6SF**  
**£155,000**



- Traditional mid terrace house
- No onward chain!
- Three bedrooms
- Lounge dining room
- Kitchen
- Modern shower room
- Enclosed garden
- Single garage
- Ideal first time purchase
- Council Tax Band: B EPC Rating: D

Located within this popular residential area and presented to the market with no onward chain! Enjoying uPVC double glazing and gas central heating, the recently decorated property has entrance, spacious lounge dining, kitchen, ground floor shower room and to the first floor there are three bedrooms.

To the rear the south west facing garden has a single garage to the head which is accessed from the ten foot. There is also on street parking available on a first come first served basis.

Viewing is a must as this would make a superb first time purchase,

LOCATION

Bromwich Road connects to Aston Road which is located off Kingston Road.

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE

uPVC door with glazed inserts and full height side window leads in entrance vestibule with staircase leading to the first floor accommodation.

LOUNGE

13'7" x 11'9" (4.14m x 3.58m)  
uPVC double glazed window to the front elevation. Oak fire surround with flame effect fire and granite back and hearth. TV aerial point. Opening leads into:

DINING ROOM

9'7" x 7'6" (2.92m x 2.29m)  
With wood laminate flooring.

KITCHEN

11'6" x 9'2" (3.51m x 2.79m)  
uPVC double glazed window to both the rear and side elevations. uPVC door with glazed inserts leads out into the rear garden. Wall mounted gas central heating boiler. Fitted base and wall units with work surfaces and contrast tiled splashbacks. Four ring gas hob with single electric oven. One and a quarter bowl sink unit with drainer and mixer tap. Space and plumbing for washing machine and space for under-counter fridge. Attractive wood laminate flooring.

SHOWER ROOM

uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys walk-in shower cubicle, wash hand basin set in vanity unit and low level w.c. Fully tiled walls to splashbacks.

FIRST FLOOR

LANDING

BEDROOM 1

14'2" maximum x 12'3" (4.32m maximum x 3.73m)  
uPVC double glazed window to the front elevation. Fitted cupboards providing hanging and storage facilities with overhead units.

BEDROOM 2

10'0" x 8'2" plus doorwell (3.05m x 2.49m plus doorwell)  
uPVC double glazed window to the rear elevation.

BEDROOM 3

7'2" x 6'7" (2.18m x 2.01m)  
With uPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is an enclosed paved front garden for ease of maintenance and dwarf wall.

The rear west facing garden is predominantly laid to lawn and there is a single detached garage which is access via the ten foot.

GARAGE

17'2" x 9'7" (5.23m x 2.92m)  
With single glazed window to the side and double doors. This is accessed via the ten foot.

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.

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