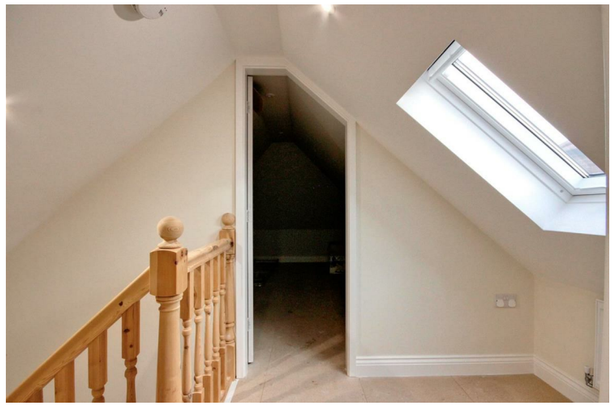
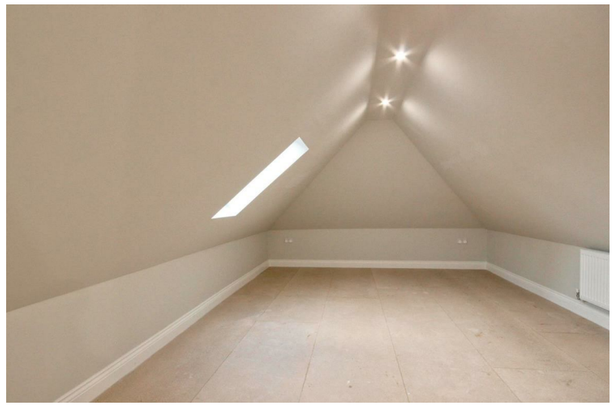
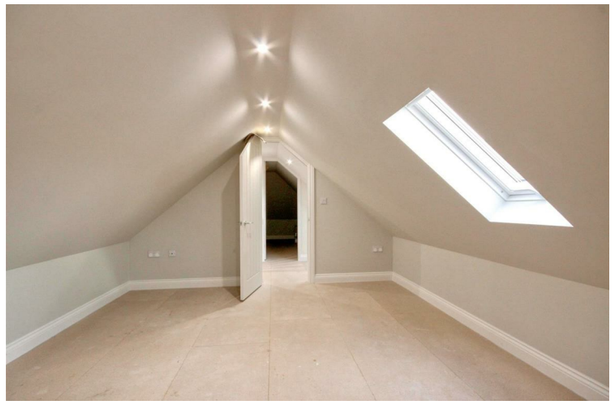

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35 Northolme Crescent, Hessle HU13 9HU

Offers Over £215,000

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- Purposely built detached property
- No forward chain!
- Beautifully finished throughout
- 2 Bedrooms
- Living dining kitchen overlooking the rear garden
- Superb modern ground floor shower room
- Bedroom to the first floor and access to additional large walk in storage room
- Private parking to the front
- Beautifully designed rear enclosed garden
- EPC Rating: B; Council Tax Band: C

Located within this popular residential area, a rare opportunity to acquire a new purposely built detached bungalow. Beautifully finished the property could be 2 bedrooms as built or 1 bedroom with an additional reception room. Entrance hallway, living dining kitchen with built in appliances, bedroom 1/reception room, modern shower cubicle and to the first floor the landing leads to bedroom two. There is a large storage room. The gravelled drive also provides off street private parking with a beautifully tended garden to the rear providing great outdoor space!

Viewing is a definite must to fully appreciate what a great property this is!

LOCATION
Hessle offers a range of local facilities including excellent local shops, schooling and leisure amenities. Access is also extremely good to Hull city centre and the main road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
A composite door from the side of the property leads into an entrance hallway having staircase leading to the first floor accommodation.

LIVING DINING KITCHEN
19'3" x 15'9" (5.87m x 4.80m)
uPVC double glazed window overlooking the rear garden and composite door to access the rear garden. Newly fitted Shaker style base and wall units with wood effect work surfaces and uplifts. Ceramic hob with single electric fan oven, integrated fridge freezer, integrated washing machine and sink unit with drainer.

LOUNGE AREA
uPVC double glazed window to the side and rear elevation.

BEDROOM 1 / LOUNGE
15'8" x 7'10" plus bay (4.78m x 2.39m plus bay)
uPVC double glazed walk-in bay window to the front elevation and t.v. aerial point.

SHOWER ROOM
8'10" x 4'5" (2.69m x 1.35m)
With uPVC double glazed window to the side elevation. Modern three piece suite in white includes large walk-in independent shower cubicle, wash hand basin set in modern vanity, low level w.c. and tiled splashbacks to wet area.

FIRST FLOOR

LANDING
With Velux roof window. Access to storage room.

BEDROOM 2
17'5" x 11'10" max decreasing to 3'11" max head sp (5.31m x 3.61m max decreasing to 1.19m max head spa)
Velux roof window to the side elevation.

OUTSIDE
To the front of the property there is a gravelled driveway via gates providing off street parking for a vehicle and beautiful planted garden area.

A side path leads to the rear garden which is beautifully tended featuring a patio area extending to a lawned garden.

The rear garden offers a relatively good degree of privacy.

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

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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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.