Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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84 Louis Drive, Hull HU5 5PA

£129,950

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- Traditional end town house
- Extended
- Superbly presented throughout
- Three reception areas
- Modern kitchen
- Two bedrooms
- Modern first floor bathroom
- Low maintenance gardens
- Garage & Parking
- EPC: D

This traditional end town house is located within one of West Hull's most popular areas. Having been extended to provide superbly presented and versatile accommodation, the property enjoys uPVC double glazing and gas central heating. An Entrance Hallway leads in to the Lounge with fireplace, Dining Area and Snug, modern fitted Kitchen and to the first floor the landing leads to TWO Bedrooms and a modern House Bathroom. The rear garden is designed for ease of maintenance and the property benefits from a detached garage with parking accessed from the tenfoot through double gates. Viewing is a must as this is such a lovely property!

LOCATION

Louis Drive is located off Hotham Road South which is accessed via Willerby Road; a great location for those wanting to access Willerby, Hull city centre and the shops on Willerby Road.

The official name for Hull is KINGSTON UPON HULL. The people from the city are known as “Hullensians”. Hull is Yorkshire’s only waterfront city. The city is well known for its white telephone boxes, the Humber Bridge and its connections with poet Philip Larkin and pioneering English Pilot Amy Johnson. With an extensive range of shopping facilities, entertainment facilities, the Old Town and its Land of Green Ginger, the city is a superb mixture of modern and historic interest. The city centre provides access to the A63/M62 motorway with further trunk routes located over the Humber Bridge. Hull rightly won the City of Culture in 2017 with so many beautiful places of interest to view. The marina shows some great boats and yachts off with the recently re-developed fruit market now with a host of eateries, local delis and small businesses – a great diverse place to walk around and take in all the city has to offer!

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts and side window leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation. A door leads into:

LOUNGE

16'10" maximum x 11'2" maximum (5.13m maximum x 3.40m maximum)
uPVC double glazed walk-in window to the front elevation, modern fireplace incorporating living flame gas fire with black granite back and hearth, TV aerial point and access to understairs storage cupboard.

DINING AREA

14'1" x 5'10" (4.29m x 1.78m)
Door leading into the kitchen and square arch leading into the snug.

SNUG

7'6" x 7'7" (2.29m x 2.31m)
uPVC double glazed picture bay window to the front elevation and uPVC double glazed window to the side elevation. TV aerial point.

KITCHEN

13'1" x 7'2" (3.99m x 2.18m)
uPVC double glazed windows to the rear elevation and uPVC door with glazed inserts leading out into the rear garden, extensive range of Shaker style oak base and wall cupboards with work surfaces and splashbacks, one and a quarter bowl sink unit with drainer and mixer tap, gas hob with stainnless steel single electric oven and extractor, space and plumbing for washing machine, space and plumbing for dishwasher and space for fridge freezer. Tile effect wood laminate flooring.

FIRST FLOOR

LANDING

BEDROOM 1

11'10" x 10' increasing to 14'1" into recess (3.61m x 3.05m increasing to 4.29m into recess)
uPVC double glazed windows to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

14'4" decreasing to 11'4" x 7'2" (4.37m decreasing to 3.45m x 2.18m)
uPVC double glazed windows to the rear elevation.

FAMILY BATHROOM

7'10" x 7'5" (2.39m x 2.26m)
uPVC double glazed windows to the rear and side elevations, modern three piece suite in white comprising P-shaped bath with curved shower screen and shower over, wash hand basin set in attractive vanity unit and low level w.c. Fully tiled to wet areas with feature decor and border tiling.

OUTSIDE

To the front of the property is an enclosed cottage style garden with planted borders.

To the rear of the property the garden has been designed for ease of maintenance with a paved and block sett feature leading down to the detached garage with up-and-over door and parking in front of the garage. This is accessed via double wooden gates which also offers access onto the tenfoot.

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 to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES - WILLERBY

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.

GROUND FLOOR

1ST FLOOR

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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