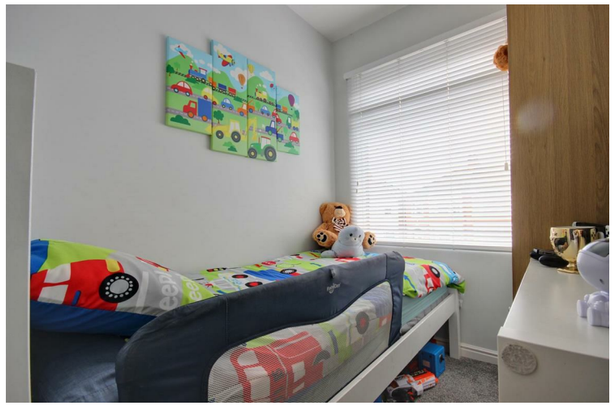

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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East Riding of Yorkshire HU10 6AD
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15 Meadowbank Road, Hull HU3 6XL

Guide Price £182,500

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

- Beautifully presented throughout
- Stunning breakfast kitchen
- Modern bathroom + downstairs cloakroom
- Fabulous garden room/gym/workshop
- Off-street parking for 2 cars
- 3 bedrooms + large boarded loft
- Great flexibility of living space
- Council Tax Band: B
- EPC Rating: C

A fabulous, extended family home offering great flexibility of living space. Having the addition of a large and stunning breakfast kitchen, the property also has three bedrooms on the ground floor and a further large boarded loft space. Updated over time with a modern bathroom at first floor, there is also a cloakroom at ground floor level. Further, the property has the benefit of a large garden room which is current used as a games room with separate workshop attached, but which could equally be used as a hobby room, gym or possibly be converted to a garage. With off-street parking to the front, viewing is highly recommended.

LOCATION

The property is located on the Western side of Meadowbank Road, which leads off from Anlaby Road close to its junction with Boothferry Road. A popular location due to its proximity to the amenities, the property also has excellent transport links with Hull city centre and the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'9" x 5'1" (4.19m x 1.55m)
A wide and welcoming entrance hall with a modern composite ornate glass panelled front door with further obscured panels to either side and above to create a light and bright ambience, attractive contemporary grey laminate flooring and stairs to the first floor accommodation with storage cupboard under.

CLOAKS

Positioned under the stairs with a two piece sanitary suite comprising close coupled w.c. and vanity hand wash basin.

LIVING ROOM

11'7" x 11'5" plus bay (3.53m x 3.48m plus bay)
An attractive room, the focal point being a wood burning stove set in a brick fireplace with tiled hearth and wood mantel above. Walk-in bay window to the front elevation.

DINING ROOM

11'7" x 10'1" (3.53m x 3.07m)
Allowing for flexibility of use and with a continuation of the laminate flooring from the entrance hall. Feature wall mounted flat panelled radiator.

UTILITY ROOM

5' x 4'10" (1.52m x 1.47m)
Work surface and space and plumbing for washing machine and tumble dryer.

BREAKFAST KITCHEN

15'6" x 15' (4.72m x 4.57m)
An attractive and very well-proportioned room being an extension to the rear of the house with a very generously sized skylight above to create a light and bright ambience. White gloss kitchen fronts contrast with the laminate work surfaces and ceramic tile splashbacks, large centre island, eight ring gas Range with integrated ovens and grill, stainless steel canopy extractor over, one and a half bowl stainless steel sink and drainer, space and plumbing for American style fridge freezer, integrated dishwasher and modern Ideal standard boiler concealed in larder unit, large scale porcelain tiled floor and modern flat panelled radiator. French doors open out onto the rear garden with a further window over the sink.

FIRST FLOOR

LANDING

BEDROOM 1

14' x 10'6" (4.27m x 3.20m)
Bay window to the front elevation.

BEDROOM 2

10'5" x 10'7" (3.18m x 3.23m)
Window to the rear elevation.

BEDROOM 3

6'9" x 6'1" (2.06m x 1.85m)
Window to the front elevation.

BATHROOM

6'4" x 6'1" (1.93m x 1.85m)
An attractive modern bathroom with a P-shaped bath and separate thermostatic shower valve over, vanity unit with semi-recessed hand wash basin and back to the unit w.c., fully tiled walls and floor and window to the rear elevation.

LOFT SPACE

15'7" x 10'8" (4.75m x 3.25m)
A useful boarded loft space with Velux window and additional storage in the eaves. Please note the loft space was completed without seeking building reguation approval.

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.

OUTSIDE

The property is set back from the road with a dropped kerb providing access onto a brick sett drive with enough space for parking for two cars.

The rear garden is ideally Westerly facing and has been landscaped for ease of maintenance with a large flagged patio area adjacent to the garden room and an artificial lawn.

GARDEN ROOM

17'2" x 14'6" (5.23m x 4.42m)
A fantastic addition to the rear of the property, a large garden room which has been fully insulated and with French doors opening onto the garden. With a rubber mat floor, the garden room offers great flexibility of use and is currently used as a games room but could equally be used as a home office, gym or workshop.

In addition and forming part of the garden room is a large shed which also has insulated and plastered out walls, supplied with light and power with a porcelain tiled floor. The garden room also has access to the tenfoot to the rear through a gate and further metal security 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

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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