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

QUICK&CLARKE

The Property Specialists

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9 Southbridge Road, Hull HU9 1TW

Offers Over £175,000

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- Modern semi-detached house
- No onward chain
- Popular area - ideal for commuting
- Three bedrooms
- Spacious lounge
- Modern fitted dining kitchen
- First floor modern bathroom
- Side driveway & garage
- Council Tax Band: B
- EPC Rating: C

Located within this ever popular residential area and ideal for those wishing to commute we are delighted to present to the market this exceptionally well presented modern semi-detached property. Enjoying uPVC double glazing and gas central heating and offered to the market with no onward chain the property enjoys entrance vestibule, spacious lounge, modern fitted dining kitchen with built-in appliances and to the first floor there are three bedrooms one of which is fitted and a modern house bathroom.

There are gardens to the front and rear and a side driveway provides off street parking for several vehicles leading down to a brick built garage.

Viewing is an absolute must to fully appreciate what a great key turn property this truly is.

LOCATION

Southbridge Road is located off the A63 on the popular Victoria Dock development which has shops, public house and ease of access to Hull City centre.

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 VESTIBULE

A uPVC double glazed door with glazed insert leads into the entrance vestibule with uPVC double glazed window to the side elevation. Wood laminate flooring and staircase leading to the first floor accommodation.

LOUNGE

12'5" x 12'2" (3.78m x 3.71m)
With uPVC double glazed window to the front elevation. Access to understairs storage cupboard. Attractive wood laminate flooring. TV aerial point. Double doors with glazed inserts lead into the dining kitchen.

DINING KITCHEN

15'9" x 8'0" (4.80m x 2.44m)
Having uPVC double glazed window and uPVC double glazed French doors opening out into the rear garden. To the kitchen area is an extensive range of oak effect Shaker design base and wall units with work surfaces and tiled splashbacks. Stainless steel five ring gas hob with stainless steel extractor and stainless steel single electric oven. Space for fridge freezer. Space and plumbing for dishwasher and space and plumbing for washing machine. One and a quarter bowl sink unit with drainer. Attractive wood laminate flooring.

FIRST FLOOR

LANDING AREA

uPVC double glazed window to the side elevation. Access to loft.

BEDROOM 1

9'2" to wardrobes x 8'6" (2.79m to wardrobes x 2.59m)
uPVC double glazed window to the front elevation. Modern mirror fronted sliderobes provide hanging and storage facilities.

BEDROOM 2

9'2" x 8'7" (2.79m x 2.62m)
uPVC double glazed window to the rear elevation and attractive wood laminate flooring.

BEDROOM 3

7'0" x 5'10" (2.13m x 1.78m)
With uPVC double glazed window to the front elevation.

BATHROOM

6'8" x 6'0" (2.03m x 1.83m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys wash hand basin, low level w.c. and P-shaped curved bath with curved shower screen and gravity shower over. Tiled to wet areas.

OUTSIDE

To the front of the property is an open plan lawned garden. A side driveway provides off street parking for several vehicles and leads down to a brick built single garage.

The rear garden has an outside tap and small patio area leading onto a lawned garden.

SINGLE 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).

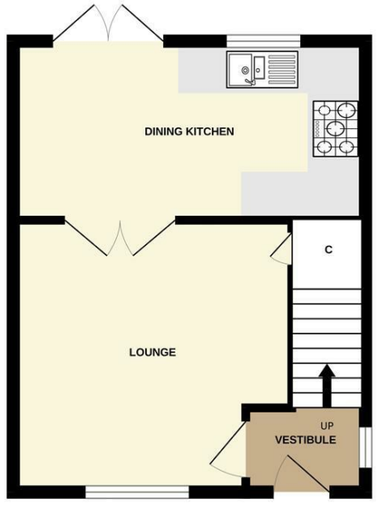
VIEWING

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

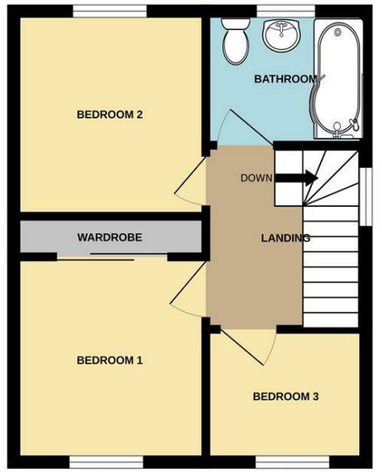
FINANCIAL SERVICES

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

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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