



**57 Bloomfield Avenue, Hull HU5 5NH**  
**Offers Over £130,000**

- Superb traditional town house
- Such a cottage feel throughout!
- Spacious lounge dining room with log burner
- Modern fitted breakfast kitchen
- Two DOUBLE bedrooms
- First floor bathroom
- Southerly aspect garden
- Summer house & garage
- Parking to front for several vehicles
- EPC: Awaited

Located within this ever popular residential area we are delighted to present this superbly presented extended town house. Enjoying uPVC double glazing and gas central heating the property enjoys Entrance Hallway, Spacious Lounge Dining Room with log burner, modern fitted Breakfast Kitchen with built-in appliances. To the first floor the landing leads to TWO Bedrooms and a modern Bathroom. There is private parking to the front and a SOUTHERLY aspect garden which enjoys a summer house. To the head of the garden is a detached garage which is accessed via the tenfoot, Viewing is a must!

#### LOCATION

Bloomfield Avenue is located off Westlands Road which is located off Willerby Road, lying within ease of reach of the local amenities and facilities that Willerby Road has to offer, and only 3 miles West of Hull city centre.

The official name for Hull is KINGSTON UPON HULL and it 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 leads into:

#### ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and wood laminate flooring. A door leads into:

#### LOUNGE/DINING ROOM

20'1" x 13'9" decreasing to 11' (6.12m x 4.19m decreasing to 3.35m)

uPVC double glazed window to the front elevation, wood laminate flooring, rustic fire recess with oak beam housing a log burner, TV aerial point and access to the under-stairs cupboard which houses the utility meters.

#### BREAKFAST KITCHEN

12'11" x 10'1" (3.94m x 3.07m)

uPVC double glazed windows and door to the rear elevation, an extensive range of fitted base and wall units with work surfaces and tile splashbacks, ceramic hob with stainless steel oven, stainless steel sink unit with drainer and mixer tap, space for fridge freezer and space and plumbing for washing machine.

#### FIRST FLOOR

#### LANDING

Access to loft.

#### BEDROOM 1

13'8" maximum x 11'4" (4.17m maximum x 3.45m)  
uPVC double glazed window to the front elevation.

#### BEDROOM 2

8'10" x 8' maximum (2.69m x 2.44m maximum)  
uPVC double glazed window to the rear elevation and fitted cupboard.

#### BATHROOM

5'5" x 5'5" (1.65m x 1.65m)  
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising panelled bath with electric shower over and contemporary vanity unit housing sink and low level w.c., all beautifully complemented by full height modern tiling.

#### OUTSIDE

To the front of the property there is ample off-street parking via a dropped kerb for several vehicles.

The Southerly facing rear garden enjoys a lawned area with patio and a timber summer house with power and light. To the head of the garden and accessed via the tenfoot is a single garage with up-and-over-door and power and light within.

#### 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 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.



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. Made with Metagor ©2021