



**QUICK & CLARKE**  
The Property Specialists

1 The Square, Willerby,  
East Riding of Yorkshire HU10 6AD  
Tel: 01482 651155 | Email: willerby@qandc.net  
www.quickclarke.co.uk



**129 Rokeby Park, Hull HU4 7QE**  
**£175,000**

- Semi-detached family home
- No onward chain
- Two reception rooms
- Fitted kitchen
- Three fitted bedrooms
- Modern first floor shower room
- Beautiful tended gardens
- Block sett driveway
- Viewing an absolute must
- Council Tax Band: B EPC Rating: D

Located within this highly desirable residential area and presented to the market with no onward chain this aesthetically pleasing and deceptively spacious semi-detached house is offered to the market with no onward chain. Well maintained and presented throughout and having been a loving home for many years for the current family this property offers a blank canvas for you to add your own design flairs within and create modern living at its very best in one of the most popular local residential areas. A welcoming entrance hallway greets you with parquet flooring. There are two reception rooms, fitted kitchen and to the first floor three fitted bedrooms and a modern shower room. The garden is beautifully tended with an apple tree positioned in the centre creating a superb feature and to the front of the property there is block sett parking. Ready to move into an early viewing is a must to fully appreciate what a superb feeling this property truly has and what potential is on offer.

## LOCATION

Rokeby Park is located off Anlaby Park Road North and is a popular residential area with local amenities close by and in Anlaby itself. There is a regular bus service connecting to Hull which is approximately 2.5 miles from the property.

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 HALLWAY

15'9" x 5'5" (4.80m x 1.65m)

A wooden door with glazed inserts leads into the entrance hallway. Having parquet flooring flowing throughout the ground floor, fitted storage cupboard and staircase with balustrade leads to the first floor accommodation. Access to the understairs storage cupboard which houses the utility meters.

#### LOUNGE

15'0" decreasing to 12'6" x 12'8" (4.57m decreasing to 3.81m x 3.86m)

uPVC double glazed window to the front elevation, tiled fireplace with wooden mantel and living flame gas fire, dado rail, tv aerial point and built-in base cupboards to chimney recess. Double paned doors lead into the sitting dining room.

#### SITTING DINING ROOM

12'8" x 11'3" (3.86m x 3.43m)

With uPVC double glazed window enjoying splendid views over the rear garden. Tiled fireplace with wooden mantel and open fire.

#### KITCHEN

15'7" x 6'11" (4.75m x 2.11m)

uPVC double glazed window to the rear elevation and door to garden. An extensive range of fitted base and wall units incorporating drawers and glass display cabinets with contrasting work surfaces. Space for fridge freezer. Space and provision for cooking. Space and plumbing for washing machine and one and a quarter bowl sink unit with drainer and mixer tap.

### FIRST FLOOR

#### LANDING

uPVC double glazed window to the side elevation.

#### BEDROOM 1

15'1" decreasing to 12'7" x 8'10" to wardrobes (4.60m decreasing to 3.84m x 2.69m to wardrobes)

uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities.

#### BEDROOM 2

12'7" x 10'1" to wardrobes (3.84m x 3.07m to wardrobes)

uPVC double glazed window to the rear elevation. Fitted wardrobes providing hanging and storage facilities and storage cupboard.

#### BEDROOM 3

9'6" decreasing to 7'10" x 7'6" (2.90m decreasing to 2.39m x 2.29m)

uPVC double glazed window to the front elevation and fitted wardrobe.

#### SHOWER ROOM

6'4" x 6'1" (1.93m x 1.85m)

with access to loft. uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys large walk-in shower cubicle, wash hand basin and low level w.c. Fully tiled walls with beautiful mosaic border tiling, electric shower in shower area and towel radiator.

#### OUTSIDE

To the front of the property there is a block sett driveway providing off street parking. The front garden has hedged and lawned area with planted borders. Access leads down to a gated entry into the rear garden.

The rear garden is beautifully tended and creates great outdoor space with a selection of shrubbery and plants providing a kaleidoscope of colour and texture with a beautiful established apple tree taking pride of centre position within the garden and a timber garden shed.

#### 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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