



10 Wascana Close, Hull HU4 7BX
£165,950

- Lovely semi-detached family home
- No Chain
- Two receptions
- Kitchen with built-in appliances
- Three bedrooms (one fitted)
- First floor shower room
- uPVC double glazing & gas central heating
- South facing beautiful garden
- Parking, shared driveway & garage
- EPC: Awaiting

This traditional semi-detached house has been lovingly owned for many years and now awaits its new owners to enjoy it as much! Presented to the market with no chain, the well presented property has a superb South facing garden, parking to the front of the property, uPVC double glazing and gas central heating. On entering the property there is an Entrance Hallway, two Reception Areas, Kitchen with built-in appliances and to the first floor the landing leads to THREE Bedrooms (one of which is fitted) and a Shower Room. The garden boasts a kaleidoscope of colour and texture from its carefully well chosen plants. A shared driveway leads down to the single garage. With a cul-de-sac location and ideal for those wanting to commute with ease of access to the A63/M62, this lovely family home invites you to book a prompt viewing to avoid disappointment.

LOCATION

Wascana Close is located off Anlaby Park Road South. Ideally located for commutability to Hull city centre which is approximately 3 miles from the property and also nearby access to the A63/M62.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation with original spindle balustrade and access to the understairs storage cupboard which houses the utility meters. A door leads into:

DINING AREA

12'7" x 11'2" decreasing to 9'8" (3.84m x 3.40m decreasing to 2.95m)

Sliding patio doors opening out into the rear garden, Adam style fire surround with granite back and hearth incorporating a living flame gas fire. An opening leads into:

LOUNGE

13'0" into bay x 11'2" (3.96m into bay x 3.40m)

uPVC double glazed walk-in bay window to the front elevation, Adam style fire surround with granite back and hearth incorporating a living flame gas fire, and TV aerial point.

KITCHEN

14'8" x 7'3" (4.47m x 2.21m)

uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leading out into the rear garden. An extensive range of fitted base and wall cupboards with work surfaces and tiled splashbacks, single electric oven with gas hob and stainless steel single chimney extractor, porcelain sink unit with drainer and mixer tap.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

12'9" x 8'10" to wardrobes (3.89m x 2.69m to wardrobes)

uPVC double glazed walk-in bay window to the front elevation with units fitted into the bay and a full wall of fitted wardrobes.

BEDROOM 2

11'8" x 10'8" maximum (3.56m x 3.25m maximum)

uPVC double glazed window to the rear elevation and access to boiler cupboard which houses the gas central heating boiler.

BEDROOM 3

7'6" x 6'4" (2.29m x 1.93m)

uPVC double glazed window to the front elevation.

SHOWER ROOM

6'3" x 5'11" (1.91m x 1.80m)

uPVC double glazed window to the rear elevation, modern three piece suite in white comprising pedestal wash hand basin, low level w.c., low level access to shower area and tiling to wet areas.

OUTSIDE

To the front of the property is an ornamental brick wall with block sett paving which could provide parking for up to two cars. A shared driveway provides ease of access down to a single garage.

The rear garden is beautifully presented. With so much thought and dedication having been put into what is a stunning array of shrubbery and plants providing a kaleidoscope of colour and texture, and with a Southerly aspect providing a perfect backdrop to this lovely home. A patio area provides potential for outdoor seating and the rear garden offers a good degree of privacy.

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

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.
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