



**QUICK & CLARKE**  
The Property Specialists

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**49 Sherwood Drive, Hull HU4 7RG**  
**£215,000**

- Semi-detached house
- No forward chain
- Three bedrooms
- Two reception rooms
- First floor bathroom and downstairs WC
- Large south westerly facing garden
- Extended garage
- Private driveway
- Viewing a must
- Council tax band C. EPC rating C.

Located in this popular residential area and occupying such a beautiful plot, we present this aesthetically pleasing semi-detached family home which enjoys a good sized south westerly facing garden.

Offered with no forward chain the property enjoys uPVC double glazing and gas central heating and in brief has entrance hall, spacious lounge dining room, kitchen, rear lobby and downstairs cloaks, whilst to the first floor there are three bedrooms, two of which are fitted, and a family bathroom. A driveway provides off-street parking and leads down to a single garage. In the garden there is a good sized summerhouse.

Ready to move into and offering the potential to extend, subject to local authority approval, whilst still retaining a good sized garden, an early viewing is highly recommended.

#### LOCATION

Sherwood Drive is located off Anlaby High Road and lies just off Trenton Avenue via Colville Avenue. 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

A uPVC door with glazed inserts leads into:

##### ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and access to the understairs storage cupboard which houses the utility meters. An arch leads into:

##### LOUNGE

15'11 into bay decreasing to 13'7 x 10'8 (4.85m into bay decreasing to 4.14m x 3.25m)  
uPVC double glazed bay window to the front elevation, living flame fire with granite hearth and TV aerial point. An archway leads into:

##### DINING ROOM

8'11 x 8'10 (2.72m x 2.69m)  
uPVC double glazed window to the rear elevation, sliding patio doors enjoy splendid views over the rear garden.

#### KITCHEN

14' x 7'5 (4.27m x 2.26m)  
uPVC double glazed window to the rear elevation and door into lobby. Fitted base and wall units with worksurfaces and tiled splashbacks, space and provision for cooking, space and plumbing for washing machine and slimline dishwasher, sink unit with drainer, along with breakfast bar.

#### REAR LOBBY

Access to the garden.

#### DOWNSTAIRS CLOAKROOM

uPVC double glazed window to the side elevation, two piece suite in cream has low level WC and pedestal wash basin, with tiled splashbacks.

#### FIRST FLOOR LANDING

##### BEDROOM 1

14'7 into bay x 8'6 to wardrobes (4.45m into bay x 2.59m to wardrobes)  
uPVC double glazed bay window to the front elevation, fitted wardrobes with overhead units and central dresser.

##### BEDROOM 2

11'3 x 8'3 to wardrobes (3.43m x 2.51m to wardrobes)  
Fitted wardrobes with overhead units and dresser section, uPVC double glazed window to the rear elevation.

##### BEDROOM 3

8'7 x 6'1 (2.62m x 1.85m)  
uPVC double glazed window to the front elevation.

#### BATHROOM

6'3 x 5'6 (1.91m x 1.68m)  
uPVC double glazed window to the rear elevation, three piece modern suite in white enjoys panelled bath with gravity shower over, pedestal wash basin and low level WC and tiled walls.

#### GARAGE

The garage is larger than average with up & over door, power and light, and a workshop to the rear which has a water supply (not connected). Prospective purchasers should note there is an electric supply installed by the national grid under the garage. Further information can be obtained from the office.

#### EXTERNAL

To the front of the property is a private driveway providing off-street parking for several vehicles leading down to the garage.

The rear south facing garden has extensive patio area leading down to a lawned garden with garden shed, pergola creating a covered seating area, and at the head of the garden is a summerhouse.

#### SOLAR PANELS

There are solar panels fitted to the property through a "rent a roof" scheme with a company called Ashadgreener. Certain electrical appliances during daylight hours can be used to provide free electricity as much as is possible. The panels will generate electricity whilst there is daylight but they will be operating at their maximum between the hours of 10am and 4pm in the summer, and 11am and 2pm in the winter. During this time clients are advised to try doing things like laundry, ironing, DIY etc or use timer switches wherever possible. Please note that on a very dull day when there is thick black cloud overhead the panels will only be generating a little electricity meaning that you will be using electricity from the national grid. Ashadgreener advises if you use electricity wisely you could at least half your electricity bill. A recent survey of 100 customers has now shown the average reduction is 37%, with 25% of those surveyed showing over 50% reduction in their annual bill. For further information please visit the website [www.ashadgreener.co.uk](http://www.ashadgreener.co.uk). Further information can also be obtained from solicitors. We also have the Building Regulations completion certificate should any prospective buyer wish to view.

#### AGENTS NOTES

The property has an electric mains feed underneath the garage. This was input by the national grid and receives a small payment of around £2 per year. Further information can be obtained from the office and also through solicitors. The line runs from the main connection under the garage.

The property has solar panels, installed by a Shade Greener on 4th September 2015. These have to remain for 25 years. Whoever occupies the property whilst the panels are in place will enjoy the full benefit of the electricity produced by the panels, completely free of charge, thereby reducing their electricity bills whilst using a renewable energy source which will benefit the environment. A Shade Greener will be responsible for ensuring that the installation is fully covered for product liability insurance, and public liability insurance to a minimum of £10,000,000 (Ten million pounds) for the entire Term of the Agreement. This information has been provided by the client from A Shade Greener.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fuelled 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

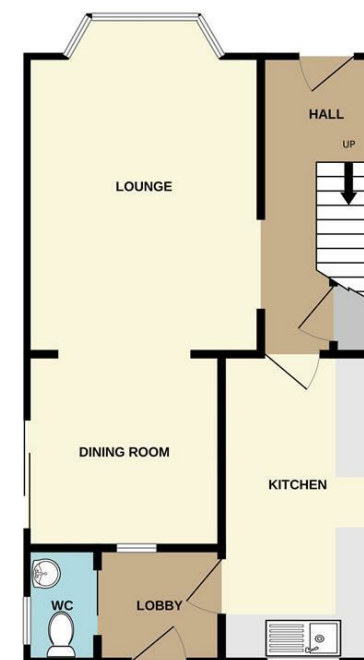
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Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email [willerby@qandc.net](mailto:willerby@qandc.net)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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