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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

32 Graham Avenue, Hull HU4 7AN

Offers Over £150,000

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- Traditional end townhouse
- No chain
- Beautifully presented throughout
- Two reception rooms
- Modern kitchen
- Downstairs WC
- Three bedrooms
- Modern first floor bathroom
- Superb west facing garden and garage
- EPC E

Located within this ever popular residential area, we are delighted to present to the market this superb traditional end townhouse. Offered with no chain, the property benefits from uPVC double glazed windows and gas central heating, and offers key turn accommodation to which an early viewing is a must. On entering the property a spacious hallway greets you, there are two reception areas, modern fitted kitchen with built-in appliances, rear lobby and downstairs WC. To the first floor the property enjoys three bedrooms and a modern bathroom. The gardens are beautifully presented, the rear being of good proportions and west facing, with a single garage accessed via a tenfoot. A true gem of a property in a great location!

LOCATION

Graham Avenue is located off Hessle High Road and provides great commutability via the A63/M62 and lies only three miles west from the city centre of Hull. The official name for Hull is KINGSTON UPON HULL. Hull 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

ENTRANCE HALLWAY

A uPVC door leads into entrance hallway with staircase to the first floor accommodation.

DINING ROOM

14'4" x 11' (4.37m x 3.35m)
uPVC double glazed window to the rear elevation, granite fireplace with electric fire, storage cupboard. An opening leads into the lounge.

LOUNGE

14' into by x 11'3" (4.27m into by x 3.43m)
uPVC double glazed walk-in bay window to the front elevation.

KITCHEN

12'6" x 8'4" (3.81m x 2.54m)
uPVC double glazed window to the side elevation. An extensive range of ivory base and wall units with worksurfaces and tiled splashbacks, induction hob with single electric oven. Integrated fridge freezer, dishwasher and washing machine. Upgraded ceramic sink. A door leads into the rear lobby.

REAR LOBBY

Door to garden and access to the downstairs WC.

DOWNSTAIRS WC

Low level WC.

FIRST FLOOR

LANDING

BEDROOM 1

14'6" x 10'2" (4.42m x 3.10m)
uPVC double glazed walk-in bay window to the front elevation.

BEDROOM 2

11' x 10'9" (3.35m x 3.28m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

8'10" x 5'11" (2.69m x 1.80m)
uPVC double glazed oriel style window to the front elevation.

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.

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BATHROOM

6' x 5'10" (1.83m x 1.78m)
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys panelled bath with electric shower over, low level WC and pedestal wash hand basin. Tiling to wet areas. Access to loft.

OUTSIDE

To the front of the property is an enclosed attractive low maintenance garden. The tenfoot is accessed from the side of the property and provides ease of access to the single garage.

The rear garden is beautifully presented being west facing with a patio area leading down to a meticulously lawned garden with borders.

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.

GROUND FLOOR

1ST FLOOR

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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