



Quick & Clarke

PROPERTY SPECIALISTS

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14 Oak Drive, Hull HU5 5YW
£235,000

- No onward chain
- Vacant possession
- Two bedroomed detached bungalow
- Attractively presented throughout
- Large garden room
- Westerly facing garden
- Cul-de-sac position
- Highly regarded location
- Council Tax Band: C
- EPC Rating: E

A beautifully presented and well proportioned detached bungalow situated in a superb position at the head of a small cul-de-sac. Offered to the market with no onward chain and with vacant possession, the property benefits greatly from a spacious garden room to the rear which has a Westerly aspect with landscaped gardens to both front and rear. The property has parking for two cars in addition to a side drive and brick garage. Viewing is highly recommended.

LOCATION
The property is located at the head of the cul-de-sac forming Oak Drive which leads off from Maplewood Avenue in this extremely popular residential area of West Hull. With direct links onto Willerby Road, one of the main arterial roads into Hull, the property also has pedestrian access via a network of pathways to the amenities of Anlaby Road and Anlaby village.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE HALL
Of an L-shape having a uPVC front door with obscured glass panel.

LIVING ROOM
16'11" x 9'10" (5.16m x 3.00m)
A very well proportioned living room which allows for the opportunity to have both living and dining room furniture. Window to front elevation. Electric fire currently set on a marble hearth.

KITCHEN
11'0" x 8'9" (3.35m x 2.67m)
Offering a good range of wall and base storage units with white fronts, laminate work surfaces and ceramic tiled splashbacks. Gas hob with extractor over, integrated oven and grill. Space and plumbing for washing machine and upright fridge freezer. Stainless steel one and a half bowl sink and drainer. Window to front elevation. Built-in storage cupboard and further cupboard housing the floor mounted gas boiler.

BEDROOM 1
13'2" x 9'11" (4.01m x 3.02m)
A very well proportioned room with an extensive range of fitted wardrobes and matching dressing table. Window to the rear aspect.

BEDROOM 2
9'7" x 8'9" (2.92m x 2.67m)
Window to side aspect and French doors opening into the garden room.

GARDEN ROOM
16'4" x 9'6" (4.98m x 2.90m)
A superb extension to the rear of the property with fixed roof and having a Westerly aspect. French doors lead directly out onto the landscaped rear garden and patio area.

BATHROOM
5'11" x 5'7" (1.80m x 1.70m)
Three piece sanitary suite comprising corner shower enclosure, pedestal hand wash basin and low level w.c. Partially tiled walls. Window to side elevation.

GARAGE
17'6" x 9'4" (5.33m x 2.84m)
Brick garage with up and over door, side courtesy door and obscured glass brick window. Supplied with light and power.

OUTSIDE
The property has the benefit of landscaped gardens to both front and rear. The front garden is of a generous size and has been laid under decorative gravel for ease of maintenance with two parking spaces immediately in front of the bungalow. The driveway continues down the side of the property and leads up to the garage. A timber gate provides access to the rear garden which has a composite decked patio area immediately adjacent to the garden room, a central area of lawn surrounded by wide and well stocked flower borders and a further shaped and flagged patio area towards the rear of the garden.

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



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.

While 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 floorplan 10/20/05