Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

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336 North Road, Hull HU4 6DD

£146,000

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- Bay fronted traditional town house
- Three Bedrooms
- Extended to ground floor accommodation
- Lounge/Dining Room
- Breakfast Kitchen
- Downstairs WC
- First floor Bathroom
- Single garage via tenfoot
- Low maintenance garden
- EPC Rating: D; Council Tax Band; B

This traditional bay fronted mid-town house offers space and versatility. Enjoying uPVC double glazing and gas central heating the well presented accommodation enjoys Entrance Hallway, Through Lounge Dining Room, modern Breakfast Kitchen and downstairs WC. To the first floor the landing leads to three Bedrooms and house Bathroom. The gardens are designed for ease of maintenance and accessed via a tenfoot, and there is a single garage providing off-street parking. Viewing is a must.

LOCATION

North Road is located off Anlaby Road and lies within ease of reach of the local amenities and facilities, and is only 1.5 miles from the centre of Hull.

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 lead into:

ENTRANCE HALLWAY

( )
Attractive wood laminate flooring and staircase with spindle balustrade leading to the first floor accommodation.

LOUNGE/DINING ROOM

26'4" into bay x 11'11" maximum

LOUNGE

11'11" x 11' (3.63m x 3.35m)
uPVC double glazed walk-in bay window to the front elevation, modern fire surround and TV aerial point.

Square opening into:

DINING AREA

13'2" x 11'3" (4.01m x 3.43m)

BREAKFAST KITCHEN

19'1" maximum x 16' maximum (5.82m maximum x 4.88m maximum)
(19'1" decreasing to 11'10" x 16' decreasinig to 5'7")

uPVC double glazed window and uPVC double glazed French doors opening out into the rear garden, an extensive range of modern Ivory base and wall cupboards including large storage drawers with contrasting work surfaces and coordinating tile splashbacks, ceramic hob with stainless steel double electric oven, extractor, space and plumbing for washing machine, sink unit, breakfast bar and attractive grey tile flooring.

W.C.

uPVC double glazed window to the rear elevation, two piece modern suite in white comprising wash hand basin and low level w.c.

FIRST FLOOR

LANDING

BEDROOM 1

15'2" x 10'7" (4.62m x 3.23m)
uPVC double glazed bay window to the front elevation and feature fireplace.

BEDROOM 2

11'7" x 11'2" (3.53m x 3.40m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

9'9" x 6'9" (2.97m x 2.06m)
uPVC double glazed window to the front elevation.

SHOWER ROOM

6'2" x 6' (1.88m x 1.83m)
uPVC double glazed window to the rear elevation, three piece modern suite comprising large walk-in shower cubicle, low level w.c. and vanity unit with pedestal wash hand basin, fully tiled in attractive Italian style tiling and towel radiator.

OUTSIDE

To the front of the property is an enclosed cottage style garden.

The rear garden is designed for ease of maintenance with a patio, timber fencing and shrubs with a superb feature patio area. There is a single garage accessed via a tenfoot and a timber 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

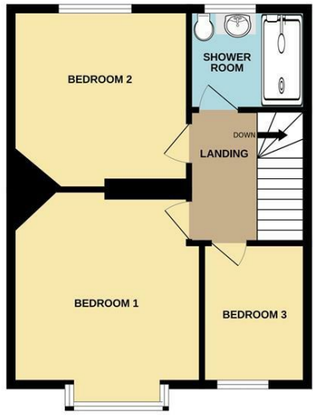
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

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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