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QUICK & CLARKE
The Property Specialists

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38 Rokeby Avenue, Hull HU4 7NA

£159,995

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- Three beds plus loftspace
- No onward chain
- Huge potential
- Two reception rooms plus kitchen
- Conservatory to the rear
- Garage
- Close to school and park
- Council tax band A
- EPC rating E

A very well-proportioned and well laid out family house offering great potential. Perhaps requiring some cosmetic modernisation, the property has a great flexible layout with three double bedrooms to the first floor and the addition of a second floor boarded loft space.

Having been extended in the past with a conservatory off the dining room, the property also benefits from a modern first floor bathroom. With a shared drive leading to the garage, viewing is highly recommended.

LOCATION

The property is situated on the north side of Rokeby Avenue which is accessed off Anlaby Park Road in this popular residential location lying off Boothferry Road and on the western side of Hull. In a superb position to access Sirius Academy West, Costello Playing Fields and the local amenities in Anlaby and off Springfield Way, the property also lies just off the main arterial road leading into Hull and onto the M62.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'8 x 7'10 (3.25m x 2.39m)
Modern uPVC stained glass panelled front door and further window to one side. Stairs lead to the first floor accommodation with storage cupboard under housing the modern electric consumer unit and meters.

LIVING ROOM

12'2 x 12'7 (3.71m x 3.84m)
A very well-proportioned room with wide walk-in bay window to the front elevation. An electric fire sits in a painted surround and a wide archway leads through to:

DINING / SITTING ROOM

12'8 x 11'1 (3.86m x 3.38m)
Sliding patio doors leading into the conservatory.

CONSERVATORY

9'9 x 9'2 (2.97m x 2.79m)
French doors opening out onto the rear garden.

KITCHEN

11' x 7'9 (3.35m x 2.36m)
Wall and base storage units with white gloss fronts, granite style laminate worksurfaces and ceramic tiled splashbacks. Four ring gas hob with extractor over, integrated oven, inset 1 1/2 bowl sink and drainer. Wall-mounted Ideal Standard boiler, windows to both front and side aspect, porcelain tiled floor and a uPVC glass panelled door providing access to the rear garden.

FIRST FLOOR LANDING

BEDROOM 1

12'5 x 12'3 (3.78m x 3.73m)
Built-in wardrobes, window to the front elevation.

BEDROOM 2

11'1 x 8'7 (3.38m x 2.62m)
A dual aspect room with windows to both the side and rear aspects.

BEDROOM 3

13'10 x 11'1 (4.22m x 3.38m)
Window to the rear elevation.

BATHROOM

6'11 x 7'4 (2.11m x 2.24m)
Modern three piece sanitary suite comprising close coupled WC, pedestal wash basin and panelled bath with electric shower over. Tiled walls and window to the front elevation.

SECOND FLOOR

BOARDED LOFTSPACE

15'7 x 10'2 (4.75m x 3.10m)
Fixed staircase, Velux window, electric sockets, part laminate flooring and part carpet, access to the eaves for storage.

OUTSIDE

The property is set back from the wide pavement area, the front garden being laid under gravel and with an area of mature shrubs and trees. The shared drive leads up to the garage which has an up & over door and a relatively recently re-felted roof.

The rear garden is accessed through a timber gate from the driveway and is a blank canvas for the new owner. With an area of lawn there is also a further area to the rear of the property which has, in the past, been laid under bark chippings and as such could accommodate a trampoline or be turned into a vegetable plot.

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 SERVICE

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

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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.