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

QUICK & CLARKE

The Property Specialists

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17 Springhead Avenue, Hull HU5 5HZ

Offers Over £195,000

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- Traditional bay fronted town house
- Two reception rooms
- Modern kitchen leading into the conservatory
- Three bedrooms
- Modern bathroom
- Loft area
- Superb gardens
- Garage
- Viewing is a must!
- EPC: E

Located within this highly regarded residential area we are delighted to bring to the market this well presented traditional town house. Having lived here for over 20 years the property has been a great family home and now awaits new owners to enjoy in equal amounts! Having uPVC double glazing and gas central heating the well presented accommodation enjoys welcoming entrance hallway, two reception rooms, modern kitchen leading into the conservatory used as a family room. To the first floor the landing, with fixed staircase to the loft area, provides access to the THREE bedrooms and modern bathroom. The gardens are superb and provide great outdoor space. There is a garage to the rear accessed via the ten foot. Viewing is a must to fully appreciate this great property!

LOCATION

Springhead Avenue is located off Willerby Road, a popular area connecting to Willerby and lying only three miles west of the city centre of Hull. The official name for Hull is KINGSTON UPON HULL. The people from the city are known as “Hullensians”. 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 with glazed inserts leads into a storm porch with door leading into entrance hallway, staircase leading to the first floor accommodation, access to the understairs storage cupboard which houses the utility meters.

LOUNGE
13'7" into bay x 12'6" (4.14m into bay x 3.81m)
uPVC double glazed walk-in bay window to the front elevation, fireplace with living flame fire, and TV aerial point.

DINING ROOM
13'2" x 11'2" (4.01m x 3.40m)
Sliding patio doors leading out into the conservatory, a useful room which could be used as dining room or further reception.

KITCHEN
9'8" x 7'2" (2.95m x 2.18m)
Modern fitted base and wall units in white gloss shaker style with contrasting worksurfaces and coordinated tiled splashbacks, and Range cooker with extractor. Opening into the conservatory used as a breakfast room.

CONSERVATORY / BREAKFAST ROOM
17'1" x 8'9" (5.21m x 2.67m)
Matching units to the kitchen, space and plumbing for washing machine, 1 1/4 bowl sink unit with drainer and mixer tap, and breakfast bar. The conservatory is of a uPVC and brick construction with French doors to garden.

FIRST FLOOR

LANDING
With fixed staircase leading to the loft area.

BEDROOM 1
15'7" into bay x 9'7" (4.75m into bay x 2.92m)
uPVC double glazed walk-in bay window to the front elevation, full wall of modern sliderobes providing hanging and storage facilities.

BEDROOM 2
12'1" x 11'9" (3.68m x 3.58m)
uPVC double glazed window to the rear elevation, fitted storage cupboard which houses the gas central heating boiler.

BEDROOM 3
7'5" x 6'11" (2.26m x 2.11m)
uPVC double glazed window to the front elevation.

BATHROOM
6'11" x 6'11" (2.11m x 2.11m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys low level WC, pedestal wash hand basin and panelled bath with shower screen and shower over. Tiled to wet areas.

SECOND FLOOR

LOFT AREA
13'11" x 11' max (4.24m x 3.35m max)
Velux roof windows to the rear elevation. Prospective purchasers should note this is being marketed as loft area only as there are no Building Regulations in place.

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

The rear garden is well presented featuring a patio area leading down to a lawned garden, and at the head of the garden is a detached garage with up & over door which is accessed via the tenfoot.

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.

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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