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QUICK&CLARKE
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# 2 Pulcroft Road, Hessle HU13 0NE

**£220,000**

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- Traditional end townhouse
- Beautifully presented throughout
- Boasting a ground floor extension
- uPVC double glazing and gas central heating
- Two reception rooms
- Contemporary kitchen and utility room
- Downstairs shower room and first floor bathroom
- Three bedrooms (two fitted)
- Well-tended gardens and garage (via tenfoot)
- Council tax band B. EPC rating D.

Located within this highly popular residential area and within ease of reach of Hessle centre, we are delighted to offer to the market this well presented and extended 1930s traditional end townhouse.

Beautifully appointed throughout and enjoying uPVC double glazing and gas central heating, the accommodation enjoys entrance hallway, two reception rooms both with a fireplace, contemporary fitted kitchen with built-in appliances, utility room with modern shower room off. To the first floor there are three bedrooms, two of which are fitted, and a modern house bathroom.

The gardens are well tended. To the head of the garden is an L-shaped single garage which is accessed via the tenfoot. The current owners have lived at the property for over 40 years which truly speaks volumes on what an exceptional home this is and the ideal location it is situated in.

## LOCATION
Pulcroft Road joins Ferriby Road to Boothferry Road and is ideally located for accessing the centre of Hessle which has an excellent range of local amenities and facilities, including a co-op supermarket, small retail units, eateries and leisure facilities, and also bus stops serving the surrounding area. Ideally positioned for commutability to the A63/M62, Hessle also has a large supermarket complex on the outer part of the village which has Sainsburys and Aldi.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

## ENTRANCE HALLWAY
A white uPVC door with glazed inserts leads into the entrance hallway which has attractive wood laminate flooring, staircase with spindle balustrade leading to the first floor accommodation and understairs storage cupboard which houses the utility meters.

## LOUNGE
14'4 into bay decreasing to 11'10 x 11'9 (4.37m into bay decreasing to 3.61m x 3.58m)
uPVC double glazed walk-in bay window to the front elevation, wood laminate flooring, TV aerial point and dado rail. Fireplace with granite tiles and recessed brick insert houses an electric flame effect fire. An opening leads into:

## DINING ROOM
17'5 decreasing to 15'9 x 10'2 (5.31m decreasing to 4.80m x 3.10m)
uPVC double glazed French doors opening out into the rear garden, wood laminate flooring and fitted storage cupboard.

## KITCHEN
9'8 x 8'5 (2.95m x 2.57m)
uPVC double glazed window to the side elevation. An extensive range of two-tone anthracite and white gloss base and wall units with wooden worksurfaces and splashbacks. Porcelain 1 1/4 bowl sink unit with drainer and mixer tap, four ring gas hob with extractor and single electric oven, along with attractive wood laminate flooring.

## UTILITY ROOM
uPVC double glazed window to the rear elevation and uPVC double glazed door with glazed inserts leads out into the rear garden. Fitted worksurface, space and plumbing for washing machine, space for tumble dryer and gas central heating boiler. A door leads into:

## SHOWER ROOM
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys wash basin, independent shower cubicle and low level WC.

## FIRST FLOOR LANDING
uPVC double glazed window to the side elevation and access to loft.

## BEDROOM 1
14'4 into bay x 9'3 to wardrobes (4.37m into bay x 2.82m to wardrobes)
uPVC double glazed bay window to the front elevation with fitted window seats. Modern fitted wardrobes providing hanging and storage facilities.

## BEDROOM 2
10'3 x 9'4 to wardrobes (3.12m x 2.84m to wardrobes)
uPVC double glazed window to the rear elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

## BEDROOM 3
10'5 x 6'1 (3.18m x 1.85m)
uPVC double glazed window to the front elevation.

## BATHROOM
6'2 x 6'1 (1.88m x 1.85m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys panelled bath, pedestal wash basin and low level WC, with attractive tiled splashbacks.

## OUTSIDE
To the front of the property is a low maintenance enclosed garden.

Vehicular access is possible via a tenfoot to the side of the property which leads to an L-shaped single garage which has one up & over door, power and light.

The rear garden is beautifully tended and is of an established appearance with a sweeping lawn, well-stocked borders providing a kaleidoscope of colour and texture, along with a garden pond. The garage is at the head 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.

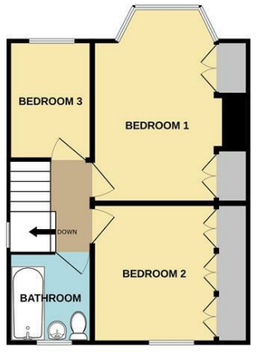
## TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

## 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

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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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.