



**QUICK & CLARKE**  
The Property Specialists

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**602 Hotham Road South, Hull HU5 5LE**  
**£109,950**

- No onward chain - vacant possession
- Requires some cosmetic modernisation
- Excellent transport links
- Modern Worcester Bosch boiler and uPVC double glazing
- Well proportioned gardens
- EPC Rating: D
- Council Tax Band: A

Requiring some cosmetic modernisation, but benefitting from a modern Worcester Bosch boiler and uPVC double glazing, this traditional two bedroom mid-terrace offers a superb opportunity for any first time buyer or investor. Situated in an extremely popular area and with excellent transport links, the property has gardens to front and rear and is in a location popular with families. Offered to the market with no onward chain, viewing is highly recommended.

#### LOCATION

The property is located on the North-Westerly side of Hotham Road South close to its junction with Wold Road in this very popular area for families. Laying on the Western side of Hull and close to Willerby Road, the property provides ease of access both into the city centre and to the amenities of Willerby and Anlaby.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

7'1" x 3'3" (2.16m x 0.99m)

uPVC glass panelled front door, laminate flooring and stairs to the first floor accommodation.

##### LIVING ROOM

12'11" x 13'7" reducing to 10'10" (3.94m x 4.14m reducing to 3.30m)

Window to the front elevation and a continuation of the laminate flooring.

##### KITCHEN

13'5" x 6'7" (4.09m x 2.01m)

A modern fitted kitchen with oak style fronts, laminate work surfaces and ceramic tile splashbacks, four ring stainless steel gas hob with extractor over, stainless steel sink and drainer, integrated oven and cupboard housing the modern Worcester Bosch boiler. Laminate flooring, uPVC glass panelled door opening onto the garden and window over sink.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

13'11" reducing to 10'10" x 11'11" (4.24m reducing to 3.30m x 3.63m)

Two windows to the front elevation.

##### BEDROOM 2

7'5" x 8' reducing to 6'8" (2.26m x 2.44m reducing to 2.03m)

Window to the rear elevation.

##### BATHROOM

5'4" x 5'8" (1.63m x 1.73m)

Three piece sanitary suite in white comprising pedestal hand wash basin, low level w.c. and panelled bath, partially tiled walls and window to the rear elevation.

##### OUTSIDE

The property is set back from the road having an enclosed garden to the front with central lawn and flower borders. A wrought iron gate provides access onto a concrete path leading to the front door.

The rear garden is of a good size and has a Westerly aspect. The central lawn is interplanted with numerous flowers and shrubs with a patio area positioned to the rear of the garden, and a gate providing access to a tenfoot which runs to the rear of the property. This area could allow for the placement of a garage or off-street parking should this be required.

##### 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.

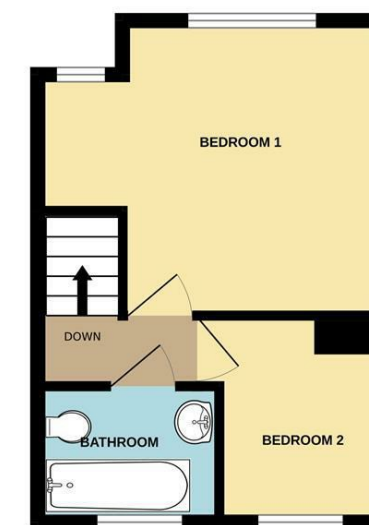
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

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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