



**3 Louis Drive, Hull HU5 5NZ**  
**Offers in the region of £140,000**

- No onward chain
- 3 Bedrooms
- Modern kitchen and bathroom
- Large garage with tenfoot access
- Extended and well looked after
- Highly regarded area
- Council Tax Band: A
- EPC Rating: C

An attractive, well looked after and extended mid-terrace benefitting from modern kitchen and bathroom, which in recent times has been let out. Offered to the market with no onward chain, and benefitting from a well looked after garden to the rear with tenfoot access, the property is well proportioned throughout and in move-in condition. Situated in this highly regarded residential location, viewing is highly recommended.

#### LOCATION

The property is located on the North-Eastern side of Louis Drive which leads off from Westlands Road in this very popular residential area on the Western side of Hull. Lying just off the North side of Willerby Road, the property provides ease of access not only to the amenities of Hull but also to the major road network and amenities of Willerby and Anlaby.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

10'9" x 5'1" (3.28m x 1.55m)

Modern uPVC front door with ornate glass panel, laminate flooring and stairs to the first floor accommodation.

##### LIVING ROOM

13'5" x 10'5" (4.09m x 3.18m)

Marble fireplace housing electric fire, laminate flooring and walk-in bay window to the front elevation. Open plan into:

##### DINING/SITTING ROOM

10'3" x 9'11" (3.12m x 3.02m)

A continuation of the laminate flooring and timber glass panelled doors opening through into the breakfast kitchen.

#### BREAKFAST KITCHEN

12'9" x 9'9" plus 11'7" x 5'9" (3.89m x 2.97m plus 3.53m x 1.75m)

An extension to the original property with a modern kitchen having white fronts and granite style laminate work surfaces and ceramic tile splashbacks, stainless steel sink and drainer, four ring gas hob with extractor over, space and plumbing for washing machine, French doors opening out onto the rear garden and with further uPVC glass panelled door to one side.

#### FIRST FLOOR

##### LANDING

Cupboard over the stairs. Access to the loft which has been converted in the past.

##### BEDROOM 1

13'5" x 10'1" (4.09m x 3.07m)

Bay window to the front elevation.

##### BEDROOM 2

10'3" x 10' (3.12m x 3.05m)

Window to the rear elevation.

##### BEDROOM 3

7' x 5'8" (2.13m x 1.73m)

Cupboard over the stairs and window to the front elevation.

##### BATHROOM

5'9" x 5'6" (1.75m x 1.68m)

Three piece sanitary suite comprising modern vanity unit with back to the unit w.c., semi-recessed hand wash basin, panelled bath, fully tiled walls and window to the rear elevation.

##### LOFT SPACE

There is a loft space with central Velux window and storage cupboards providing access to the eaves.

##### GARDENS

The property is set back from the road with an attractive and easy to maintain garden to the front which has been laid under gravel. A gate provides access onto a pathway which leads to the front door with a privet hedge to one side.

The rear garden is ideally Southerly facing with a central area of lawn and a pathway leading to the garage.

#### GARAGE

22'8" x 11'7" (6.91m x 3.53m)

A large garage with up-and-over door, three windows and further uPVC glass panelled door providing access from the rear garden. Supplied with light and power, to one side is gated access onto the tenfoot to the rear.

#### 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



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