

**46 Barnetby Road, Hessle HU13 9HF**  
**Offers Over £180,000**

- Semi-detached house
- Head of cul-de-sac location
- No chain
- Beautifully re-modelled throughout
- Contemporary dining kitchen
- Newly fitted contemporary bathroom
- Three bedrooms
- Spacious lounge
- Parking to front
- EPC: E

Enjoying a prime head of cul-de-sac location, we are delighted to present to the market this exceptional semi-detached family home which has recently undergone full refurbishment and re-modelling to an exacting contemporary specification. Enjoying uPVC double glazing and gas central heating, the accommodation in brief enjoys entrance hallway, spacious lounge, dining kitchen with newly fitted contemporary units and a host of built-in appliances, and to the first floor a landing leads to three bedrooms and a newly fitted bathroom. Parking is provided to the front and there is a shared driveway to the side which provides ease of access to the rear garden. Ready to move into, this superb property truly deserves an internal viewing.

#### LOCATION

Barnetby Road is located off First Lane in Hessle and lies within easy commutability to Hessle, Hull city centre and further afield.

The official name for Hull is KINGSTON UPON HULL. 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

A uPVC door with glazed inserts leads into:

#### ENTRANCE HALL

Staircase leading to the first floor accommodation and door into:

#### LOUNGE

15'3" x 16'6" decreasing to 11'6" (4.65m x 5.03m decreasing to 3.51m)

uPVC double glazed picture window to the front elevation and TV aerial point. Access to the understairs storage cupboard. An opening leads into:

#### DINING KITCHEN

16'6" x 9'9" (5.03m x 2.97m)

uPVC double glazed window and uPVC double glazed door overlooking the rear garden, newly fitted contemporary slate grey soft close base and wall units with peninsular base unit separating the kitchen from the dining area and housing an induction hob, stainless steel double electric oven and integrated fridge freezer, space and plumbing for washing machine and dishwasher, and sink unit with drainer. All beautifully finished with a quartz style work surface.

#### FIRST FLOOR

#### LANDING

uPVC double glazed window to the side elevation and access to loft.

#### BEDROOM 1

14'8" x 8'1" (4.47m x 2.46m)

uPVC double glazed window to the front elevation.

#### BEDROOM 2

10'10" x 9'9" (3.30m x 2.97m)

uPVC double glazed window to the rear elevation and superb contemporary feature panelling to one wall.

#### BEDROOM 3

9'5" decreasing to 6'5" x 6'6" (2.87m decreasing to 1.96m x 1.98m)

uPVC double glazed window to the front elevation and fitted storage cupboard.

#### BATHROOM

uPVC double glazed window to the side elevation, newly fitted three piece suite comprising low level w.c., pedestal wash hand basin set in contemporary grey vanity unit and panelled bath with shower over, beautiful tiling to splashbacks and towel radiator.

#### OUTSIDE

To the front of the property there is a private gravelled driveway providing off-street parking. A shared driveway provides access to the rear garden which is predominantly laid to lawn with a patio and timber shed providing great outside space.

#### 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.

#### VENDOR'S NOTE

The property has been rewired to 18th Edition. Full central heating system which has been installed with wireless thermostat. New internal doors and woodwork throughout. Fresh plaster to all rooms. Fully remodelled bathrooms. Brand new kitchen with guarantee/warranty.

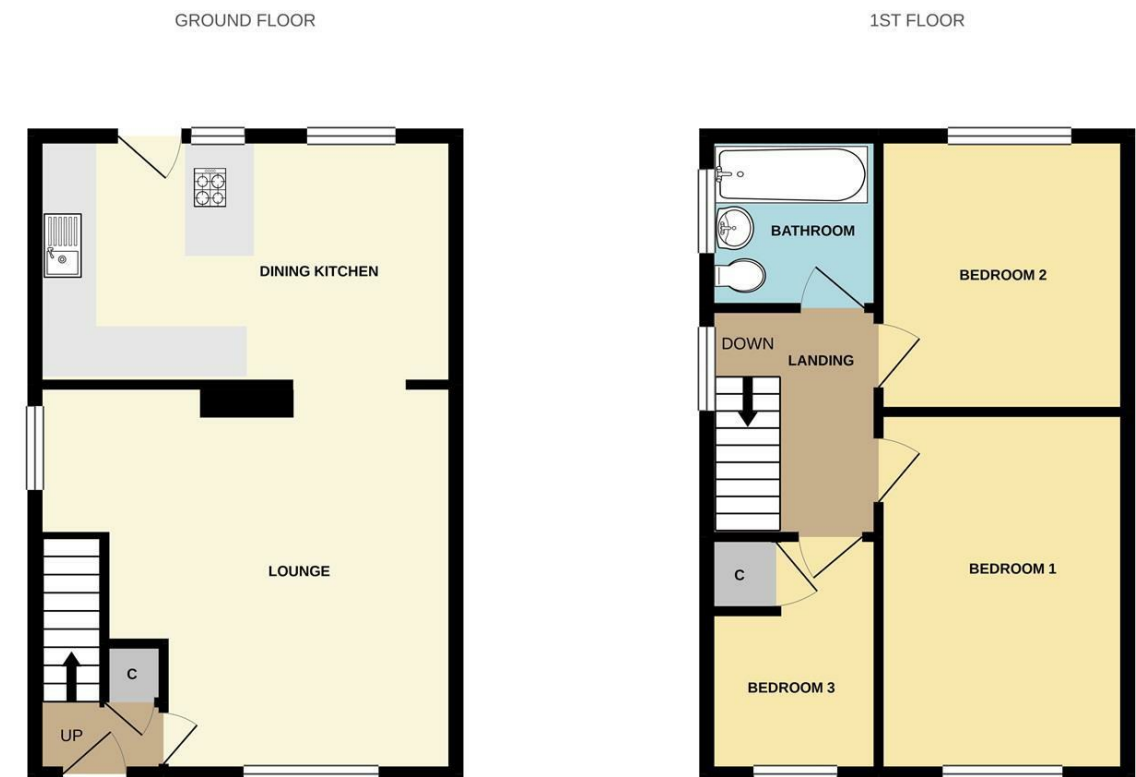
#### FINANCIAL SERVICES

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. Made with Metropix ©2021