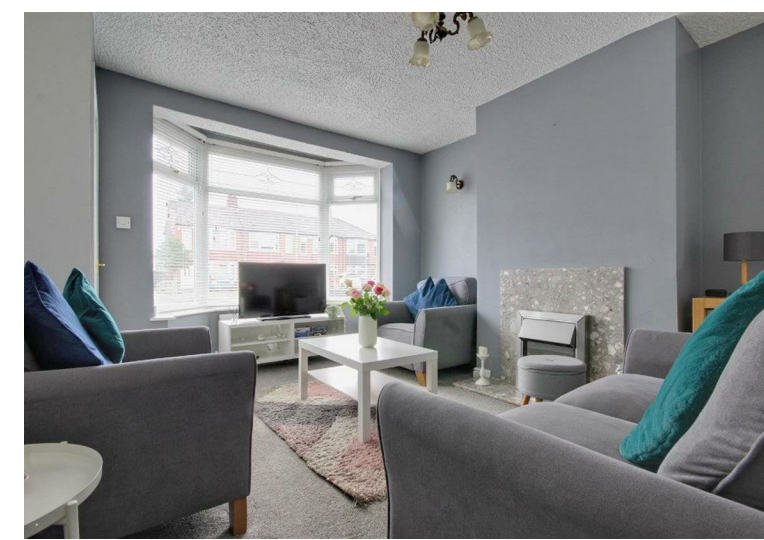


QUICK & CLARKE
The Property Specialists

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26 Woodlands Road, Hull HU5 5EF
Offers Over £159,950

- Traditional townhouse
- Popular location
- Off-street parking
- Larger than average garage to the rear
- Two reception rooms
- Dining kitchen
- Downstairs bathroom
- Three bedrooms plus loft area
- West facing garden
- EPC - D

Located within this highly regarded residential area we are delighted to bring to the market this well-presented traditional townhouse. Offering deceptively spacious and meticulously presented accommodation throughout, the property enjoys uPVC double glazing and gas central heating.

In brief the property consists of entrance vestibule, lounge, dining kitchen, conservatory enjoying views over the rear garden, inner lobby and ground floor bathroom. To the first floor there are three bedrooms. A fixed staircase leads up to the loft area. The garden is of good proportions and westerly facing and the property has a larger than average garage which is accessed via the tenfoot, along with off-street parking to the front.

Ready to move into, this turnkey property awaits its new owners and a early viewing is highly recommended.

LOCATION

Woodlands Drive is located off Willerby Road and lies within ease of reach of the local amenities and facilities on Willerby Road, a selection of small shops and a bus route connecting to Hull city centre which is approximately two miles away.

The official name for Hull is KINGSTON UPON HULL and it 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 VESTIBULE

A uPVC door with glazed inserts leads into the entrance vestibule with staircase leading to the first floor accommodation.

LOUNGE

12'1 plus bay x 12' (3.68m plus bay x 3.66m)
uPVC double glazed walk-in bay window to the front elevation. TV aerial point, granite back and hearth incorporating a living flame fire.

DINING KITCHEN

14'9 x 9'10 decreasing to 8'8 (4.50m x 3.00m decreasing to 2.64m)
uPVC double glazed window and door leading into the conservatory. An extensive range of traditional oak fitted base and wall units with worksurfaces and matching upstands. Single electric oven with gas hob and extractor. 1 1/4 sink unit with drainer and mixer tap, space and plumbing for washing machine. Attractive wood laminate flooring.

CONSERVATORY

13'11 x 9'7 (4.24m x 2.92m)
Of a uPVC and brick construction enjoying lovely views over the rear garden and benefiting from tiled flooring.

INNER LOBBY

An inner lobby leads off the dining kitchen providing storage and leading to the bathroom.

BATHROOM

Double glazed window to the rear elevation. Three piece suite having panelled bath with electric shower over, pedestal wash hand basin and low level WC. Full height tiling and varnished wood floor.

FIRST FLOOR

LANDING

Fixed staircase leading up to the loft area.

BEDROOM 1

12'8 max x 15'3 max (3.86m max x 4.65m max)
(12'8 into bay decreasing to 10' x 15'3 decreasing to 8'8) uPVC double glazed bay window to the front elevation.

BEDROOM 2

10'10 x 8'9 (3.30m x 2.67m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

7'2 x 6'1 (2.18m x 1.85m)
uPVC double glazed window to the rear elevation.

LOFT AREA

Access to eaves, Velux roof window, power and light. Prospective purchasers should note this is being marketed as loft area only as it does not have Building Regulations approval.

EXTERNAL

To the front of the property there is a gravelled driveway providing off-street parking.

The rear garden is West facing and is of very good proportions. Beautifully presented with lawned garden, planted borders incorporating fruit trees such as apple, pear and fig, a patio area and a shed. There is also a small summerhouse with a covered seating area laid under Astroturf.

There is a larger than average garage which has up & over door, power and light.

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 Double Glazing.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is Band A.

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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