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QUICK&CLARKE
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# 22 Chester Road, Hull HU5 5QE

**£162,950**

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- Extended traditional 1930's townhouse
- Cul-de-sac position
- No onward chain
- Beautifully presented throughout
- Lounge
- Stunning living dining kitchen with bi-folding doors
- Three good sized bedrooms
- First floor bathroom
- Good sized garden, driveway to the front & single garage
- Council Tax Band: B EPC Rating: C

Enjoying a prime cul-de-sac location in this highly regarded and popular cul-de-sac just nestled off Wold Road we are delighted to present to the market this exceptionally well presented, extended townhouse which is offered to the market with the added bonus of having no onward chain. Boasting a double storey extension, uPVC double glazing and gas central heating this property is literally ready to key turn and move in and thoroughly enjoy living in the light and airy accommodation.

With entrance hallway, spacious lounge with feature fireplace, stunning living dining kitchen with built-in appliances and bi-folding doors opening out into the rear garden and to the first floor there are three good sized bedrooms and a modern house bathroom.

To the front of the property there is a dropped kerb providing off street parking for several vehicles and the rear garden is of excellent proportions with decking and grass and leading down to the head of the garden which has a single garage which is vehicularly accessed via the ten foot.

Make this your next viewing as this property is truly exceptional!

## LOCATION

Chester Road is located off Wold Road which can be accessed from both Wymersley Road, Willerby Road and County Road North. An ideal location for first time buyers with a good bus route serving the area with Willerby only a short drive from the property and Hull City centre approximately 3½ miles.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

## ENTRANCE HALLWAY

A black composite door with glazed inserts and matching side window leads into the entrance hallway. Staircase leading to the first floor accommodation.

## LOUNGE

13'3" x 10'11" (4.04m x 3.33m)
uPVC double glazed window to the front elevation. Wall mounted flame effect fire and TV aerial point.

## LIVING DINING KITCHEN

18'8" x 13'10" decreasing to 12'8" (5.69m x 4.22m decreasing to 3.86m)
uPVC bi-folding doors opening out into the rear garden. To the kitchen area there is an extensive range of Shaker style base and wall units with work surfaces and tiled splashbacks. One and a quarter bowl sink unit with drainer and spray tap. Wall mounted gas central heating boiler. Space and plumbing for dishwasher and washing machine and space for fridge freezer. Single electric oven with gas hob and extractor. This entire area is beautifully finished with attractive wood laminate flooring.

## FIRST FLOOR

## LANDING

Good size landing with access to all first floor rooms.

## BEDROOM 1

13'10" decreasing to 10'11" x 8'3" plus doorwell (4.22m decreasing to 3.33m x 2.51m plus doorwell)
uPVC double glazed window to the front elevation. Fitted wardrobes with overhead units provide hanging and storage facilities.

## BEDROOM 2

9'5" x 8'1" (2.87m x 2.46m)
With Velux roof window and attractive wood laminate flooring.

## BEDROOM 3

11'6" x 7'4" (3.51m x 2.24m)
uPVC double glazed window to the rear elevation.

## BATHROOM

7'9" x 5'0" (2.36m x 1.52m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys panelled bath with shower over and shower screen, low level w.c. and pedestal hand wash basin all beautifully complemented with full height tiling to walls, extractor and tiled flooring. Towel radiator.

## OUTSIDE

To the front of the property there is off street parking via a dropped kerb for several vehicles.

The rear garden is of very good proportions enjoying an extensive decking area leading down to a lawned garden with single garage which is accessed via the ten foot 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).

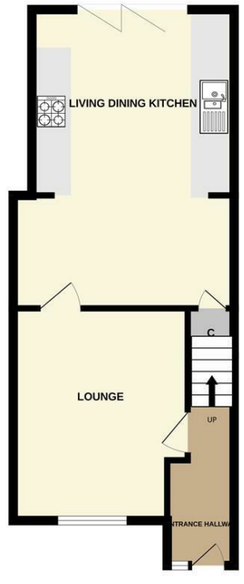
## VIEWING

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

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.