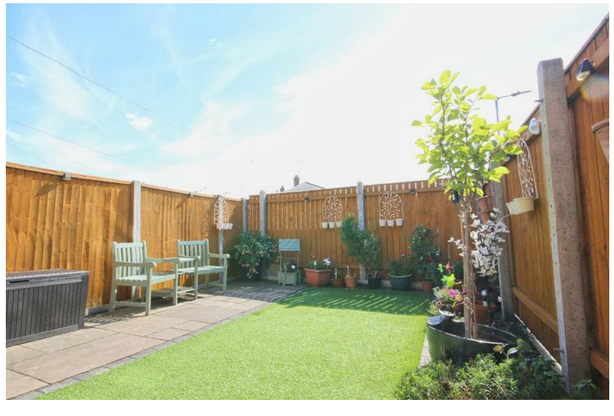

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QUICK & CLARKE

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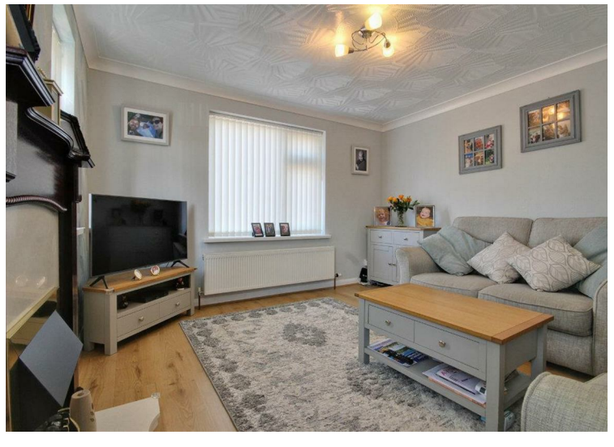

# 118 Manor Road, Hull HU5 5NS

**Price £139,950**

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- Modern end town house
- Beautifully presented throughout
- Two fitted bedrooms
- First floor modern bathroom
- Superb dining kitchen with built-in appliances
- Lounge
- Low maintenance South-Westerly facing garden
- Single garage & parking
- Viewing a must
- EPC: Awaited

Located on the corner of Wold Road and Manor Road, and built 35 years ago, this modern end town house provides great, light and airy well presented accommodation. Enjoying uPVC double glazing and gas central heating, the property has a welcoming entrance hallway with downstairs w.c., lounge with dual aspect and fireplace, superb dining kitchen with modern units and built-in appliances, and to the first floor the landing leads to two fitted bedrooms and a modern bathroom. There is a low maintenance South-Westerly facing garden providing great outdoor space and at the rear of the property is a single garage with parking to the front. Ready to move into, this key turn property awaits its new owners to thoroughly enjoy living in what is an absolutely superb property.

## LOCATION

Located on the corner of Manor Road and Wold Road, providing a great location for local shops and facilities and lying only 3 miles West of the city centre of Hull.

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

To the side of the property a uPVC door with glazed inserts and canopy above leads into:

## ENTRANCE HALLWAY

Wood laminate flooring and staircase leading to the first floor accommodation.

## W.C.

Low level w.c. in white..

## LOUNGE

12'10" x 11'7" (3.91m x 3.53m)
uPVC double glazed windows to both the front and side elevations, wood laminate flooring, modern fireplace with electric flame fire and TV aerial point.

## DINING KITCHEN

12'3" x 11'7" (3.73m x 3.53m)
uPVC double glazed window to the side and rear elevations, and uPVC door opening out into the rear garden. An extensive range of ivory Shaker style modern base and wall units with contrasting work surfaces and tiled splashbacks, stainless steel double electric oven with stainless steel gas hob and stainless steel chimney extractor with splashback, space and plumbing for washing machine, integrated fridge and freezer, cupboard housing gas central heating boiler and attractive wood laminate flooring.

## FIRST FLOOR

## LANDING

uPVC double glazed window to the side elevation.

## BEDROOM 1

9'6" to wardrobes x 7'2" to wardrobes (2.90m to wardrobes x 2.18m to wardrobes)
uPVC double glazed window to the front and side elevations, modern fitted bedroom furniture comprising wardrobes, dressing table and drawers.

## BEDROOM 2

9'11" x 9'8" (3.02m x 2.95m)
Two uPVC double glazed windows to the rear elevation and fitted bedroom furniture comprising two sets of oak fronted sliderobes with mirror inserts.

## BATHROOM

7'4" x 5'1" (2.24m x 1.55m)
Modern three piece suite in white comprising wash hand basin set in vanity unit, panelled bath with thermostatic shower over and shower screen, low level w.c., fully tiled walls and tile effect flooring, overhead linen storage cupboard and extractor.

## OUTSIDE

To the front of the property there is ranch style fencing which leads down to the perimeter of the rear garden. With garden gate and low maintenance gravelled garden.

The rear garden is South-Westerly facing with timber fencing, benefitting from being low maintenance with artificial grass and a stone patio with block sett edging. To the head of the garden is a single garage which has up-and-over door with parking in front.

## 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).

## 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.

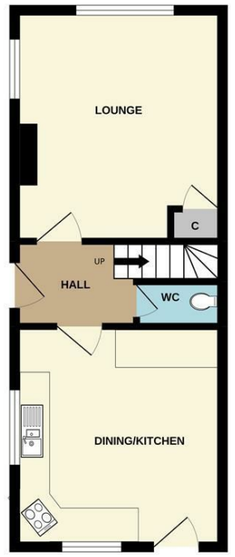
## FINANCIAL SERVICES

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

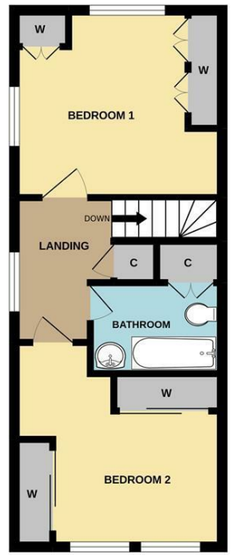
## EPC RATING

For full details of the EPC rating of this property please contact our office.

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.