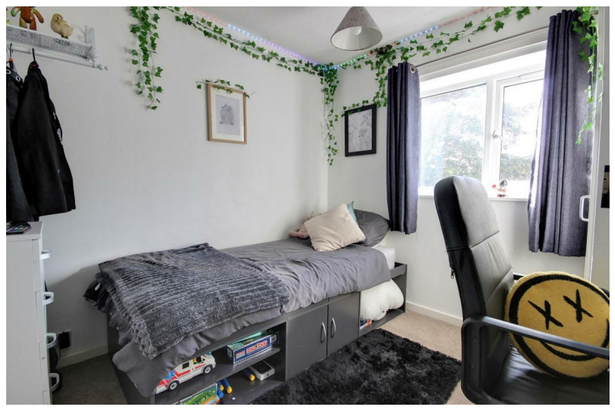
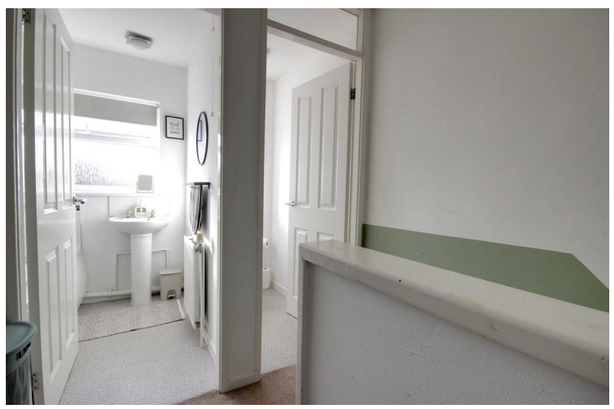





Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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8 Julian Close, Hull HU5 5JB

£145,000

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- Traditional terraced house, Cul de sac position
- No onward chain
- Beautifully presented throughout
- 3 Bedrooms
- First floor bathroom, separate WC
- Spacious lounge
- Modern fitted breakfast kitchen
- Southerly facing garden
- EPC: C
- Council Tax Band: A

Located in this popular residential area and enjoying a cul de sac position, this well presented traditional terraced house is presented to the market with no forward chain. Enjoying this southerly facing rear garden, PVCu double glazing and gas central heating, the property is simply ready to move in to and enjoys entrance hallway with spacious lounge, modern fitted breakfast kitchen with built in appliances and to the first floor there are three bedrooms, modern bathroom and separate WC. The gardens provide great outdoor space and parking is provided on a first come first serve basis on street. This property would make an ideal first time buyers purchase or investment opportunity to which an early viewing is a must.

LOCATION

Julian Close is located off Springfield Avenue and is a small cul de sac which is accessed from the Avenue and in turn Willerby Road. Located with in ease of reach of all the local amenities and facilities that Willerby Road has to offer including a good selection of shops, Willerby centre, shopping centres located a couple miles west from the property and Hull city centre is approximately 4 miles from the property. 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

PVCu door with glazed inserts leads into entrance hallway with staircase leading to the first floor accommodation.

LOUNGE

15' x 11'6" maximum (4.57m x 3.51m maximum)
PVCu double glazed window to the front elevation, access to storage cupboard and TV ariel point.

BREAKFAST KITCHEN

14'11" x 8'1" (4.55m x 2.46m)
PVCu double glazed window and door to the rear elevation, modern fitted base and wall units with work surfaces and tiled splash back and sink unit with drainer, gas hob, single oven and extractor, integrated washing machine, integrated fridge freezer.

FIRST FLOOR

The first floor is larger than the ground floor due to having a flying freehold over the walk way.

LANDING

Access to loft.

BEDROOM 1

14'4" x 9'10" (4.37m x 3.00m)
PVCu double glazed window to the front elevation.

BEDROOM 2

9' x 8'6" (2.74m x 2.59m)
PVCu double glazed window to the rear elevation.

BEDROOM 3

10'9" decreasing to 6'8" x 6'10" maximum (3.28m decreasing to 2.03m x 2.08m maximum)
PVCu double glazed window to the front elevation.

BATHROOM

5'5" x 5'5" (1.65m x 1.65m)
PVCu double glazed window to the rear elevation, modern two-piece suite in white, enjoys pedestal wash hand basin and panelled bath with tile splash back to wet areas, thermostat shower over bath and glass shower screen.

SEPARATE WC

PVCu double glazed window to the rear elevation, and low level WC

OUTSIDE

To the front of the property there is an open plan garden, the rear south facing garden is of good proportions and is predominantly laid to lawn offering a good degree of privacy and creating great outdoor space, to enjoy and relax at the end of the day.

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 PVCu double glazing.

TENURE

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

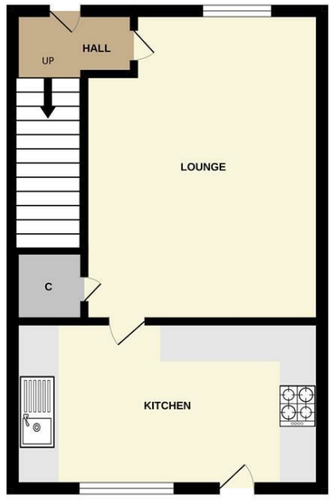
VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

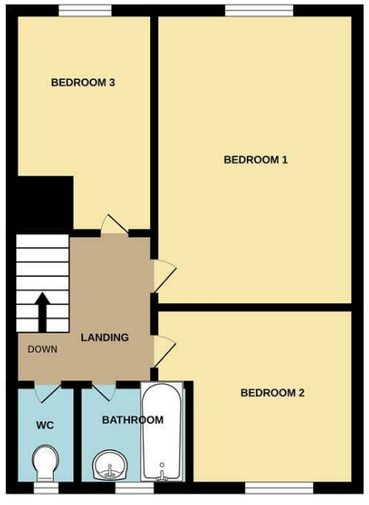
FINANCIAL SERVICES

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



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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