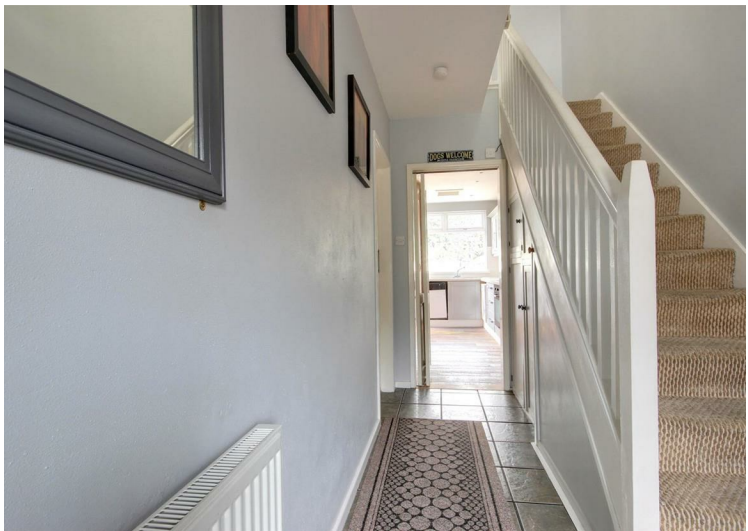




Quick & Clarke

PROPERTY SPECIALISTS

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25 Wascana Close, Hull HU4 7BY
£169,950

- Semi detached house
- Two reception areas
- Three Bedrooms
- First floor Bathroom
- Hardstanding to the front and shared to the side
- In excess of 870 square feet
- Enclosed garden
- Offers so much scope
- Viewing is a must
- EPC: Awaited Council Tax: B

This aesthetically pleasing semi detached house is presented to the market. With 874 square feet of versatile accommodation the property benefits from uPVC double glazing and gas central heating. With Entrance Hallway, Lounge, Living Dining Kitchen with patio door to garden. To the first floor there are three bedrooms and a modern house Bathroom. To the front of the property is a gravelled hardstanding with a shared driveway to the side. The rear garden benefits from store and offers great outdoor space.

Offering a blank canvas for you to add your own design flair throughout, this property warrants a viewing.

LOCATION

Wascana Close is located off Anlaby Park Road South and lies within ease of reach of motorway access to the A63/M62 a short drive from the centre of Hessle where there is a good range of local shops and amenities close by and nearby supermarkets of Aldi and Sainsburys. Ideally located for accessibility also into Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

14'3" x 6'0" (4.34m x 1.83m)
uPVC door with glazed inserts leads into the entrance hallway with staircase leading to the first floor accommodation. Access to understairs storage cupboard which houses the utility meters.

KITCHEN DINER

17'6" x 9'2" increasing to 14'4" (5.33m x 2.79m increasing to 4.37m)
Being of an L-shape with uPVC double glazed patio doors leading out into the rear garden and uPVC double glazed window to the rear elevation. Fitted base and wall units in a light grey Shaker style finish with wall and floor units, fitted drawers, contrasting work surfaces and co-ordinated tiled splashbacks. Stainless steel single electric oven with ceramic hob, stainless steel splashback and feature modern extractor. Space and plumbing for washing machine, space for fridge freezer and sink unit with drainer and mixer tap. Opening into lounge:

LOUNGE

14'3" x 11'1" (4.34m x 3.38m)
uPVC double glazed walk-in bay window to the front elevation. Tiled fireplace with open fire and TV aerial point.

FIRST FLOOR

LANDING

Access to loft with pull down ladder.

BEDROOM 1

11'9" x 10'10" (3.58m x 3.30m)
uPVC double glazed walk-in bay window to the front elevation and fitted storage cupboard.

BEDROOM 2

11'9" x 10'10" maximum (3.58m x 3.30m maximum)
uPVC double glazed window to the rear elevation and fitted storage cupboard. Cupboard housing the gas central heating boiler.

BEDROOM 3

7'7" x 6'4" (2.31m x 1.93m)
uPVC double glazed window to the front elevation.

BATHROOM

6'1" x 6'0" (1.85m x 1.83m)
uPVC double glazed window to the rear elevation. Three piece modern suite in white has panelled bath with gravity showerhead over, pedestal wash hand basin and low level w.c. Fully tiled walls in white to contrast.

OUTSIDE

To the front of the property there is a brick ornamental wall with gravelled parking and shared access down the side leads into the rear garden.

The rear garden is of good proportions and features a garden shed, a metal storage shed and patio area which extends to a path down the centre of two lawned garden areas to a further patio area to the head of the garden. The rear garden offers a good degree of outdoor 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.

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



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 Metriplex ©2026