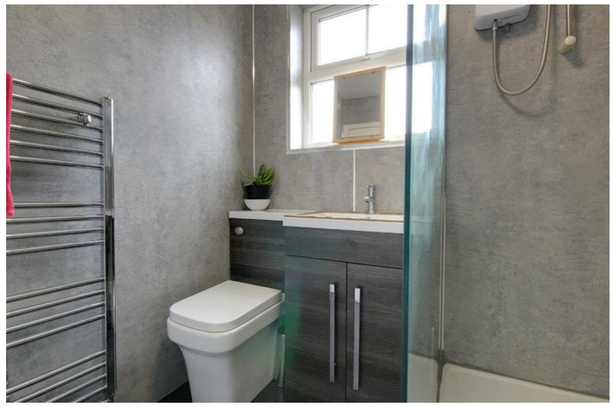

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

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# 1 Albany Villas, Hessle HU13 9NR

## Offers Over £145,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Modern end townhouse
- Cul-de-sac location
- uPVC double glazing and gas central heating
- Spacious lounge
- Modern breakfast kitchen
- Two double bedrooms
- Remodelled contemporary shower room
- Beautiful garden
- Two parking spaces
- EPC - C

Tucked away on this superb cul-de-sac with ease of access to the village centre of Hessle, we are delighted to bring to the market this well presented modern end townhouse. The property enjoys uPVC double glazing and gas central heating and will make an ideal first time buyer purchase due to the low maintenance living and the great location. The property enjoys entrance vestibule, spacious lounge, modern breakfast kitchen and to the first floor two double bedrooms, one of which is fitted, and a superb contemporary shower room. The low maintenance garden provides great outdoor space and there is allocated parking for two cars to the front. This property truly deserves an internal viewing to fully appreciate the key-turn accommodation on offer.

## LOCATION

Albany Villas is located off Hull Road, Hessle and ideally located within ease of reach of Hessle's excellent shopping and leisure facilities. There are regular bus services connecting to the area and a medical centre on Hull Road. Hessle offers a range of local facilities including excellent local shops, schooling and leisure amenities. Access is also extremely good to Hull city centre and the main road network.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

## ENTRANCE VESTIBULE

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

## LOUNGE

15'1 x 11'5 max (4.60m x 3.48m max)
uPVC double glazed window to the front elevation, access to storage cupboard and TV aerial point. Contemporary flame effect fire suite.

## BREAKFAST KITCHEN

14'8 x 10'2 (4.47m x 3.10m)
uPVC double glazed window and door to the rear elevation. An extensive range of shaker style beech fronted base and wall units with worksurfaces and tiled splashbacks. Stainless steel five ring gas hob with matching extractor, stainless steel oven. Sink unit with drainer and taps and second circular sink unit. Space and plumbing for washing machine and dishwasher.

## FIRST FLOOR

## LANDING

Access to loft and airing cupboard.

## BEDROOM 1

11'7 x 11'6 (3.53m x 3.51m)
uPVC double glazed window to the front elevation, mirror fronted sliderobes providing hanging and storage facilities.

## BEDROOM 2

13'9 x 8'1 (4.19m x 2.46m)
uPVC double glazed window to the rear elevation.

## SHOWER ROOM

6'3 x 6'2 (1.91m x 1.88m)
uPVC double glazed window to the rear elevation. Newly fitted contemporary suite comprises walk-in shower cubicle with glass screen, wash hand basin set in modern vanity and low level WC. All beautifully complemented by full height Aquaboarding, and extractor.

## EXTERNAL

To the front of the property there are two allocated parking spaces. To the side there is a gated entry which leads into the garden and further hardstanding for storage or a vehicle.

The paved rear garden is beautifully designed for ease of maintenance and provides great outdoor space. There is a timber wheelie bin store.

## 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

We believe the Council Tax Band for this property is Band B.

## VIEWING

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

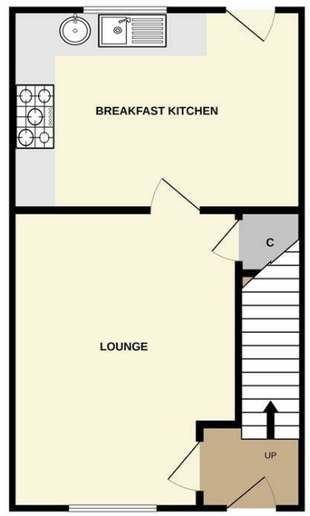
## FINANCIAL SERVICES

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

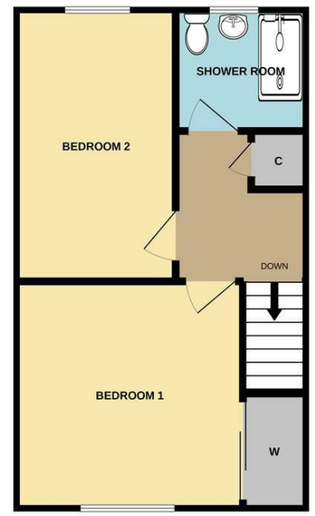
## EPC RATING

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

GROUND FLOOR




1ST FLOOR




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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