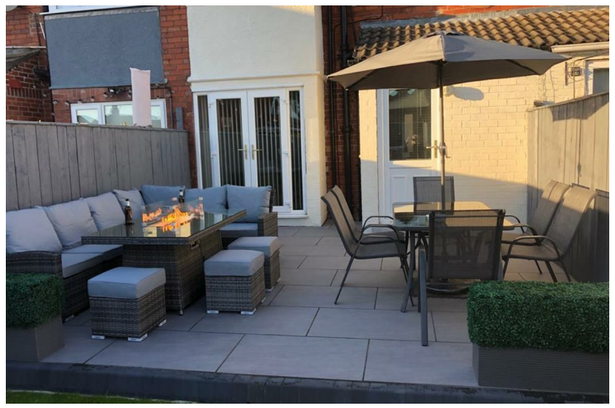

Quick & Clarke
PROPERTY SPECIALISTS

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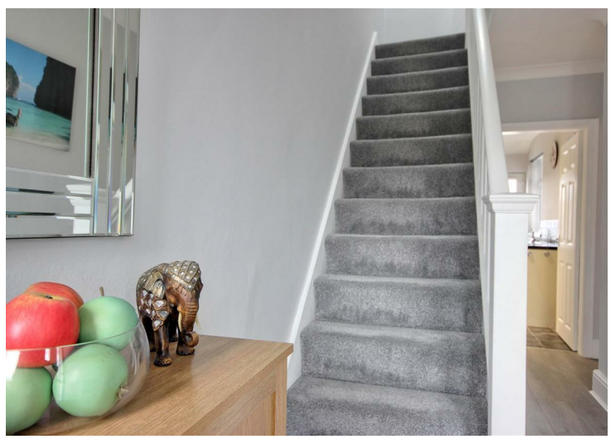


303 Willerby Road, Hull HU5 5HP

£179,950

Beverley | Cottingham | Hornsea | Willerby

- Traditional bay fronted townhouse
- Meticulously presented throughout
- Three bedrooms (two fitted)
- Two reception areas
- Modern fitted kitchen
- Modern first floor bathroom
- South facing garden
- Single garage via ten foot
- Viewing an absolute must !
- Council Tax Band: A EPC Rating: C

This bay fronted traditional townhouse is meticulously presented throughout and would make an ideal first time purchase or those looking for space and versatility in a great location. The property enjoys uPVC double glazing and gas fired central heating and enjoys entrance hallway, spacious lounge dining room, modern fitted kitchen with built-in appliances, three bedrooms, two of which are fitted and a modern bathroom. There is on street parking available and this property also enjoys parking via the ten foot to the rear and a single garage. With a south facing enclosed garden providing great outdoor space this property truly warrants an early viewing.

LOCATION

Willerby Road is ideally located within a mile from the centre of Willerby and only 2½ miles from the City centre of Hull.

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

15'6" x 5'5" (4.72m x 1.65m)
A uPVC door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation. Access to understairs storage cupboard which houses the utility meters.

LOUNGE DINING ROOM

24'8" x 11'0" decreasing to 10'1" (7.52m x 3.35m decreasing to 3.07m)
uPVC double glazed walk-in bay window to the front elevation and to the dining area uPVC double glazed French doors with side windows enjoying splendid views over the south facing garden. To the lounge area there is a recessed contemporary fire with living flame effect and TV aerial point.

KITCHEN

11'5" x 6'4" (3.48m x 1.93m)
With uPVC double glazed window to the side elevation and uPVC door to garden. Fitted base and wall units with work surfaces and coordinated tiled splashbacks. Stainless steel gas hob with stainless steel oven, space and plumbing for washing machine and space for fridge freezer. Stainless steel sink unit.

FIRST FLOOR

LANDING

9'3" x 5'4" (2.82m x 1.63m)
With access to loft.

BEDROOM 1

14'11" into bay x 9'6" to wardrobes (4.55m into bay x 2.90m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation, fitted with acoustic glass. Full wall of fitted wardrobes provide hanging and storage facilities.

BEDROOM 2

12'7" max x 10'5" max (3.84m max x 3.18m max)
uPVC double glazed window to the rear elevation. Fiitted wardrobe which houses the boiler and allows storgage.

BEDROOM 3

7'1" x 5'4" (2.16m x 1.63m)
With uPVC double glazed window to the front elevation.

BATHROOM

6'0" x 5'6" (1.83m x 1.68m)
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys panelled bath with shower over, pedestal hand wash basin and low level w.c. Beautifully finished with full height tiling with feature travertine border tiling. Towel radiator.

OUTSIDE

To the front of the property there is an enclosed front garden with planted areas.

The rear south facing garden is beautifully finished with a large extensive tiled patio leading down to a lawned garden. At the head of the garden is a single brick built garage.

SINGLE GARAGE

With up and over door, power and light. The garage is accessed via the ten foot. (The garage roof is of asbestos).

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).

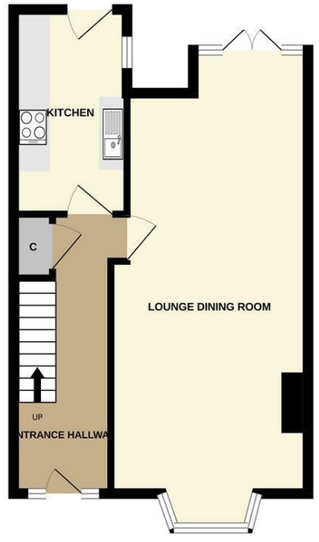
VIEWING

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

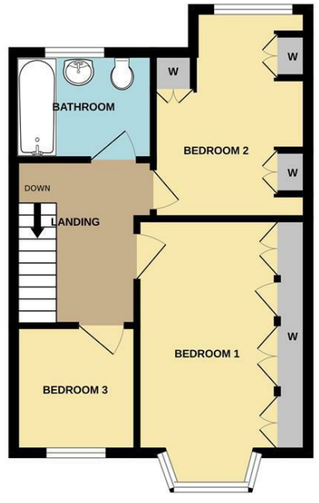
FINANCIAL SERVICES

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.