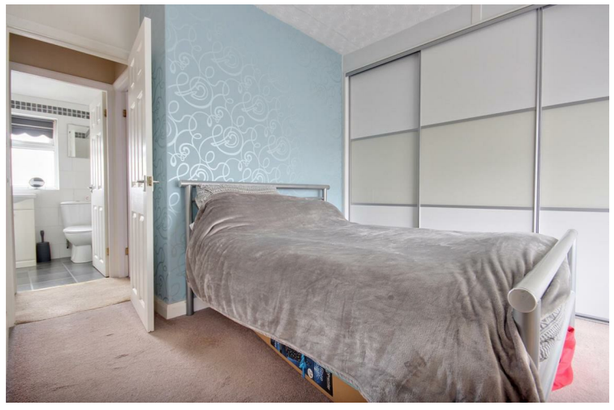














Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
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232 Bristol Road, Hull HU5 5XP

£116,500

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- No onward chain, allowing for a more straightforward purchase process
- Mid-terrace property maintained to a high standard
- Open-plan living area and a spacious kitchen
- Kitchen roof replaced with a durable fibreglass roof with the remainder of a 25-year warranty.
- Modern fitted bedroom furniture
- First floor bathroom
- Council Tax Band: A
- EPC Rating: C

This well-maintained mid-terrace house features an open-plan living room, a spacious kitchen, and a porch extension. The property includes a modern first-floor bathroom, an updated kitchen and boiler, and a fibreglass extension roof with the remainder of a 25-year warranty.

Outside there is an easy to maintain garden with a garage with access from the rear.

Offered with no onward chain, viewing is highly recommended.

LOCATION
The property is located on Bristol Road which is a circular road leading off from Wold Road in this extremely popular area of West Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
4'6" x 3'8" (1.37m x 1.12m)
Modern uPVC front door and laminate flooring. Further uPVC door opens into the entrance hall.

ENTRANCE HALL
Stairs to the first floor accommodation.

LIVING / DINING ROOM
20'4" x 13'11" reducing to 8'2" (6.20m x 4.24m reducing to 2.49m)
A very well proportioned living room which allows for flexibility of layout and can accommodate both living and dining room furniture. The focal point of the room is an Adams style fireplace with marble hearth and back housing gas living flame fire. Window to front elevation.

KITCHEN
12'6" x 10'0" (3.81m x 3.05m)
A superb extension to the rear of the property with the kitchen offering a generous range of wall and base storage units with laminate work surfaces and ceramic tiled splashbacks. Composite sink and drainer, space for hob, fridge and washing machine. Wall mounted Ideal Standard boiler. uPVC glass panelled door opening onto the rear garden and window over the sink.

Note: the roof of the kitchen was replaced in 2014 and has the balance of the 25 year warranty.

FIRST FLOOR

BEDROOM 1
12'6" x 10'0" maximum (3.81m x 3.05m maximum)
Two windows to the front elevation and a range of fitted modern wardrobes with sliding fronts.

BEDROOM 2
9'9" x 8'2" (2.97m x 2.49m)
Window to rear elevation.

SHOWER ROOM
5'11" x 4'8" (1.80m x 1.42m)
Three piece sanitary suite comprising shower cubicle, close coupled w.c. and vanity hand wash basin. Fully tiled walls and window to the rear elevation.

OUTSIDE
The property has a smart frontage with the garden being laid under gravel for ease of maintenance.

The rear garden is of a generous size and has been landscaped for ease of maintenance with a wide flagged patio area which leads down to the garage where there is also a gate providing access to the ten foot to the rear.

GARAGE
Up and over door and is accessed off the ten foot.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

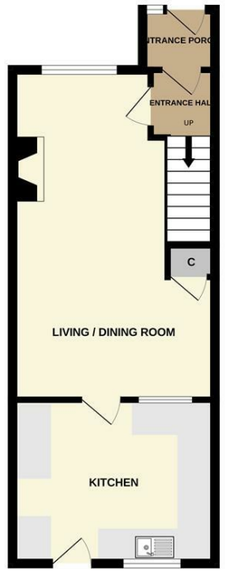
DOUBLE GLAZING
The property benefits from uPVC double glazing.

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.