

**640 Hotham Road South, Hull HU5 5LE**  
**£112,500**

- Traditional townhouse
- No forward chain
- Well-presented throughout
- Two bedrooms and first floor bathroom
- Lounge and breakfast kitchen
- On-street parking and via rear tenfoot
- Popular location
- Great first time buyer property
- Council tax band A
- EPC rating C

Located within this popular residential area and presented to the market with no forward chain, this 1930s traditional townhouse truly deserves a viewing to appreciate the well presented accommodation.

The property enjoys majority uPVC double glazing, gas central heating and in brief consists of entrance porch, entrance vestibule, lounge, modern fitted breakfast kitchen and to the first floor there are two bedrooms and a family bathroom. The gardens are designed for ease of maintenance and provide great outdoor space, there is on-street parking to the front, on a first come first served basis and options for parking via the tenfoot to the rear.

#### LOCATION

Hotham Road South is located off Willerby Road and is a popular location with local amenities close by. The property is situated only three miles west of 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 PORCH

A uPVC sliding door leads into the entrance porch and a composite door with glazed inserts leads into the entrance vestibule.

##### ENTRANCE VESTIBULE

Staircase to first floor accommodation.

##### LOUNGE

13' x 13'9 decreasing to 10'10 (3.96m x 4.19m decreasing to 3.30m)  
uPVC double glazed window to the front elevation, wall-mounted electric fire, TV aerial point and access to the understairs storage cupboard which houses the utility meters.

##### BREAKFAST KITCHEN

13'9 x 6'10 (4.19m x 2.08m)  
An extensive range of maple shaker style base and wall units with worksurfaces and tiled splashbacks incorporating a stainless steel sink unit with drainer. Stainless steel gas hob with extractor and stainless steel single electric oven, space for fridge freezer and cupboard housing the gas central heating boiler. uPVC door with glazed inserts and uPVC double glazed window overlooking the rear garden.

#### FIRST FLOOR LANDING

##### BEDROOM 1

13'9 decreasing to 10'9 x 9'10 to wardrobes (4.19m decreasing to 3.28m x 3.00m to wardrobes)  
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 2

8' max x 7'11 plus doorwell (2.44m max x 2.41m plus doorwell)  
uPVC double glazed window to the rear elevation.

##### BATHROOM

Three piece coloured suite has panelled bath, low level WC and pedestal wash basin with tiled splashbacks to wet areas along with uPVC double glazed window to the rear elevation. Benefits from a fitted electric shower.

#### EXTERNAL

To the front of the property is a good sized low maintenance garden. The rear garden is west facing and is designed for ease of maintenance with a garden shed. To the head of the garden is the ten foot. There would be the opportunity for any new owner to add driveway gates to provide secure off street parking. There is on street parking which is on a first come first served basis.

#### 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 majority uPVC double glazing.

#### TENURE

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

#### VIEWING

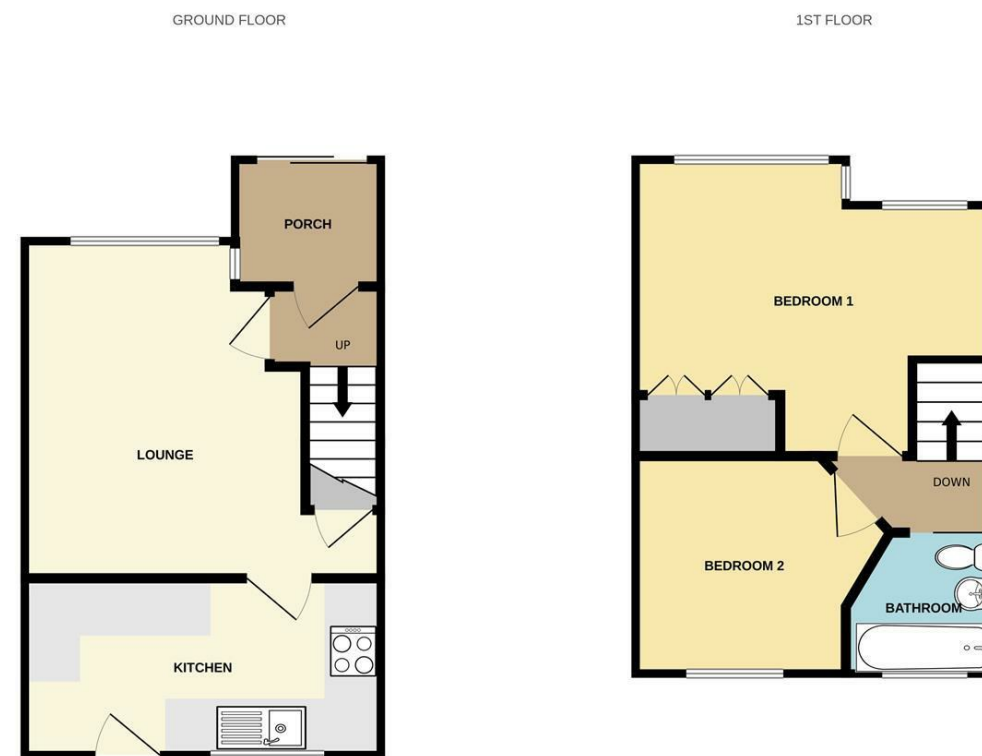
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

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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.  
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