



**QUICK & CLARKE**  
The Property Specialists

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**104 Spring Gardens, Hull HU4 7QG**  
**Offers Over £205,000**

- Traditional bay fronted semi-detached house
- Well-presented throughout
- Over 1,000 square feet
- Two receptions
- Breakfast kitchen
- Three bedrooms
- First floor shower room
- Southerly facing garden
- Garage and driveway
- EPC: D Council Tax: B

Occupying a super plot within this popular residential area we are delighted to offer to the market this well-presented, traditional, bay fronted semi-detached house. Enjoying uPVC double glazing and gas central heating the property boasts over 1,000 square feet of accommodation which enjoys Hallway, two Receptions, Dining Kitchen and to the first floor there are three Bedrooms and a modern Shower Room. Side driveway with parking and a good size southerly facing garden, providing great outdoor space. Viewing is a must!

#### LOCATION

Spring Gardens is located in Anlaby Common and is a popular residential area within ease of reach of all the local amenities and facilities which the area has to offer, and is also a short drive to Anlaby village centre. In the village there are a variety of shopping facilities and the property is also well placed for access to Morrisons, Waitrose and Sainsburys supermarkets. There is good public transportation which runs through the village with good road access to both Hull city centre and the region's motorway network.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

12'6 x 5'2 (3.81m x 1.57m)

A uPVC door with glazed inserts and side windows leads into the entrance hallway. Wood laminate flooring, staircase to the first floor accommodation with storage cupboard under housing the utility meters.

##### LOUNGE

15'3 into bay x 11'6 (4.65m into bay x 3.51m)  
uPVC double glazed walk-in bay window to the front elevation. Wood laminate flooring, TV aerial point, modern fireplace with flame effect fire.

##### SITTING ROOM

17'6 x 13'10 decreasing to 9'10 (5.33m x 4.22m decreasing to 3.00m)  
uPVC double glazed windows to the side and rear elevations and uPVC double glazed French door opening out into the rear garden. Modern fireplace with electric flame effect fire, and TV aerial point.

##### DINING KITCHEN

25'1 x 7'5 decreasing to 6'8 (7.65m x 2.26m decreasing to 2.03m)  
uPVC double glazed windows to the side and rear elevations and door to outside. To the kitchen area there is an extensive range of traditional pine base and wall units with worksurfaces and tiled splashbacks. Space and provision for gas cooker, 1 1/4 bowl sink unit with drainer and mixer tap, space for fridge freezer, space and plumbing for washing machine.

##### FIRST FLOOR LANDING

uPVC double glazed window to the side elevation.

##### BEDROOM 1

15'3 into bay x 9'8 plus doorwell (4.65m into bay x 2.95m plus doorwell)  
uPVC double glazed walk-in bay window to the front elevation.

##### BEDROOM 2

10' plus doorwell x 9'11 (3.05m plus doorwell x 3.02m)  
uPVC double glazed window to the rear elevation, recessed shelved storage cupboard.

##### BEDROOM 3

9'6 x 7'2 (2.90m x 2.18m)  
uPVC double glazed window to the front elevation and storage cupboard.

##### SHOWER ROOM

6'10 x 5'8 (2.08m x 1.73m)  
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys independent shower cubicle, pedestal wash basin and low level WC, beautifully complemented with full height decorative tiling.

##### OUTSIDE

To the front of the property there is parking directly in front which extends to the side and leads down to the single garage which has up & over door.

The rear south westerly facing garden is of good proportions and enjoys a raised decking area leading down to a lawned garden providing great 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 floorplans contained here, measurements of doors, windows, stairs 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 Metapic CD024