



**109 Manor Road, Hull HU5 5NS**  
**£129,950**

- Offered with no onward chain / Vacant possession
- Mid terrace house
- Open plan living/dining room
- Extended kitchen
- Shower room
- Brick built garage
- Gardens to the front and rear
- Council tax band A
- EPC: C

Situated within this ever so popular residential area, we present this two bedroom mid terrace house - offered with no onward chain. The ground floor has an open plan living room/dining room with extended kitchen to the rear. To the first floor there are two bedrooms and a shower room. The property benefits from gardens to the front and rear and a brick built garage with up and over door which can be accessed via the tenfoot.

#### LOCATION

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 HALL

uPVC door with privacy glass inserts, stairs to the first floor accommodation and radiator.

##### LIVING ROOM

20'3 max x 11'3 (6.17m max x 3.43m)  
uPVC double glazed window to the front elevation, electric fire in surround and internal window overlooking the kitchen. Large understairs storage cupboard and radiator.

##### KITCHEN

12'10 x 11'8 (3.91m x 3.56m)  
A generous range of base and eye level units with worktops and tiled splashbacks, 1 bowl sink unit with drainer. Space for fridge freezer, washing machine and cooker. Radiator, uPVC double glazed window to the rear elevation and uPVC door with privacy glass inserts.

##### FIRST FLOOR

##### BEDROOM 1

11'5 x 11' (3.48m x 3.35m)  
uPVC double glazed window to the front elevation, built-in cupboard space and radiator.

##### BEDROOM 2

8' x 7'3 plus doorwell (2.44m x 2.21m plus doorwell)  
uPVC double glazed window to the rear elevation and radiator.

##### SHOWER ROOM

6'5 x 5' (1.96m x 1.52m)  
uPVC double glazed window to the rear elevation, low level WC, wash basin and corner shower enclosure.

##### OUTSIDE

There is an easy to maintain front garden. The rear garden has lawn and pathway and is also low maintenance. Brick built garage to the rear with up & over door accessed via the tenfoot.

##### 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

The Council Tax Band for this property is Band A.

##### 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.



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