Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
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# 32 Ulverston Road, Hull HU4 7HL

**£165,000**

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- Beautifully presented traditional end town house
- 2 reception rooms
- Bespoke breakfast kitchen
- 3 bedrooms, 2 fitted
- First floor bathroom
- Well tended gardens
- Single garage to the rear with parking in front
- Popular location
- Viewing a must
- EPC Rating: Required; Council Tax Band: B

Located within this highly regarded residential area, we are delighted to present to the market this exceptional traditional end town house. Having been owned for many years by the current occupiers, which is truly the best advert this property could possibly have and speaks volumes of not only what a great and versatile house it is, but what a superb neighbourhood. The well presented accommodation comprises welcoming hallway, bespoke breakfast kitchen, spacious lounge, separate dining room with French doors to the garden and to the first floor three bedrooms, two of which are fitted, and a modern house bathroom. The gardens are well presented to the front and rear, and the rear garden has a single garage accessed via the tenfoot, with parking directly in front. Now awaiting its new owners to which an early viewing is a definite must.

## LOCATION

Ulverston Road is located off First Lane, Hessle and lies within ease of reach of the local amenities and facilities in the area with easy access to the A63, and lies only 1.5 miles from the centre of Hessle.

Hessle offers a good range of local facilities including shops, restaurants and entertainment facilities, and a bus service connecting to further afield.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

A timber door with glazed inserts leads into:

## ENTRANCE HALLWAY

Attractive wood laminate flooring and staircae with spindle balustrade leading to the first floor accommodation. Access to the understairs storage cupboard which houses the utility meters.

## LOUNGE

16'2" into bay decreasing to 14'4" x 11'1" (4.93m into bay decreasing to 4.37m x 3.38m)
uPVC double glazed walk-in bay window to the front elevation, attractive pine fire surround with ornate tile back and granite hearth incorporating a living flame gas fire, TV aerial point and a step leading up to:

## DINING ROOM

9'2" x 9' (2.79m x 2.74m)
uPVC double glazed window to the side elevation, and uPVC double glazed French doors opening out into the rear garden. Attractive wood laminate flooring.

## KITCHEN

14'3" x 7'9" (4.34m x 2.36m)
uPVC double glazed window to the rear elevation and uPVC door with glazed insert leading out into the rear garden, an extensive range of bespoke light blue, curved edge base and wall units with wood effect work surfaces and tile splashbacks, stainless steel gas hob with single electric fan oven and stainless steel chimney extractor, porcelain sink unit with drainer and swan mixer tap, integrated fridge freezer, breakfast bar and attractive wood laminate flooring.

## FIRST FLOOR

## LANDING

Access to loft.

## BEDROOM 1

11'9" to window seat x 9'5" to wardrobes (3.58m to window seat x 2.87m to wardrobes)
uPVC double glazed bay window to the front elevation, a full wall of fitted wardrobes comprising three double and one single wardrobe, three with part mirrored doors, providing hanging and storage facilities, dressing table with drawers and cupboards built into the bay window, and wood laminate flooring.

## BEDROOM 2

11'9" x 11'1" (3.58m x 3.38m)
uPVC double glazed window to the rear elevation, and double fitted wardrobes providing hanging and storage facilities.

## BEDROOM 3

7'6" x 6' (2.29m x 1.83m)
uPVC double glazed window to the front elevation.

## BATHROOM

6' x 5'11" (1.83m x 1.80m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising low level w.c., wash hand basin set in vanity unit, panelled bath with thermostat shower over and screen, all beautifully tiled to full height and extending to the side of the bath.

## OUTSIDE

To the front of the property there is an ornamental wall and a wrought iron gate providing access to a path which leads to the front door and a lawned garden.

The rear garden is well presented and features a patio leading down to a meticulously lawned garden with stepping stones. Well stocked borders provide an all seasons garden. At the head of the garden is off-street parking for one car in front of a single garage 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 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

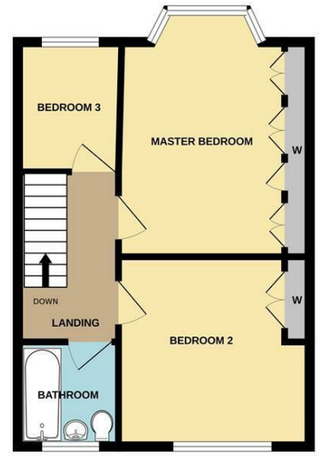
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

## 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.