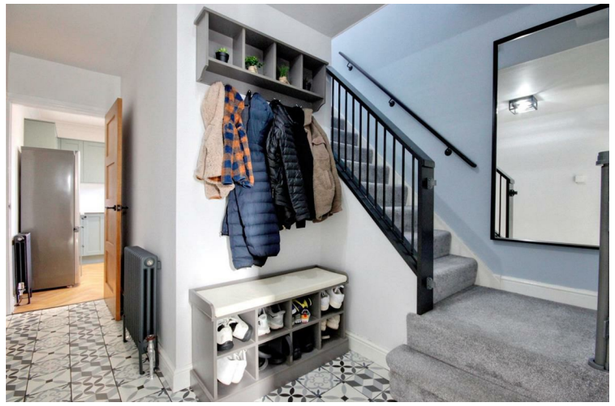

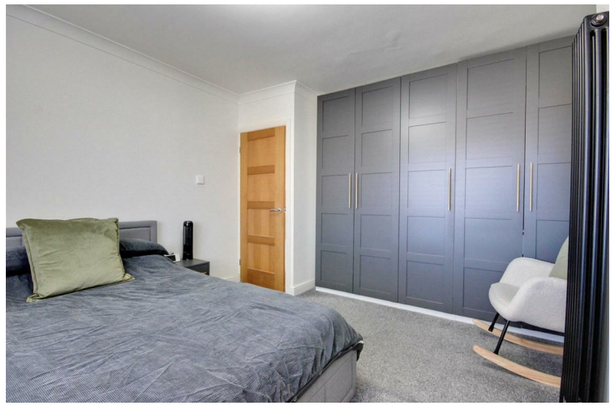
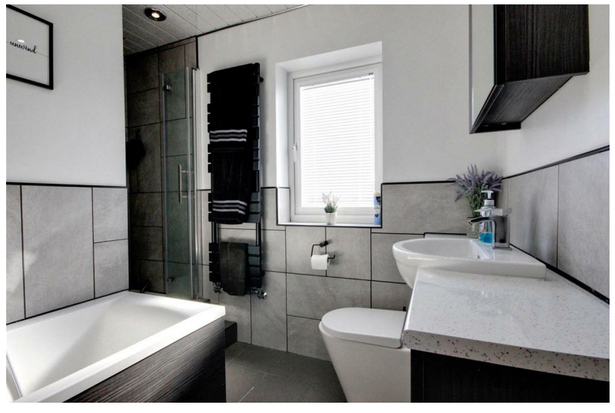
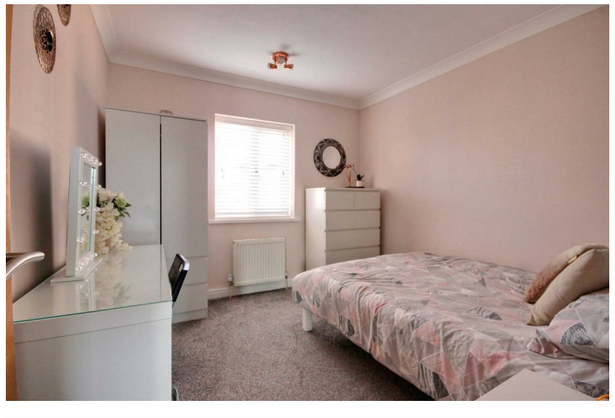
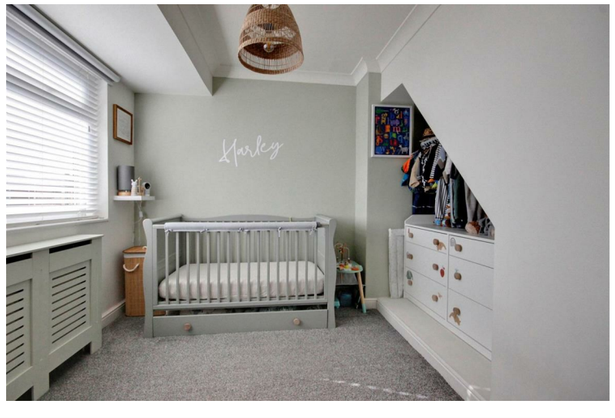

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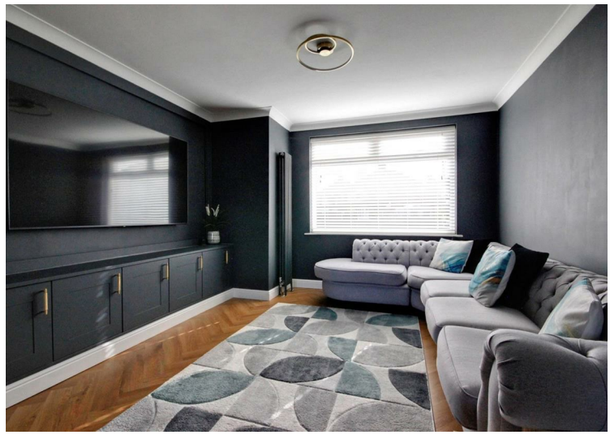

71 Rokeby Park, Hull HU4 7QE

Offers Over £200,000

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- Semi-detached family home
- Absolutely stunning throughout
- High specification of accommodation
- Newly fitted kitchen with built-in and integrated appliances
- Two receptions with media wall and log burner
- Contemporary downstairs w.c.
- Three good sized bedrooms and loft area
- Stunning four piece bathroom
- Low maintenance garden with outside shed.
- EPC rating: D Council Tax Band: B

If you're looking for style, versatility and simply a stunning place to call home then look no further. This exceptional semi-detached house has been transformed by the current owners to provide a high standard of accommodation throughout to which only a viewing will appreciate. With spacious entrance hallway, contemporary downstairs w.c., newly fitted contemporary kitchen with built-in and integrated appliances. Spacious lounge and dining room, the lounge with contemporary media wall, the dining room with log burner and French doors to garden. To the first floor there are three good sized bedrooms, the main bedroom of which is fitted and a stunning four piece luxurious bathroom. The gardens are designed for ease of maintenance and provide great outdoor space for entertainment and a side driveway provides off street parking for several vehicles with charging point (subject to separate negotiation)

This gem of a property really does warrant an early viewing.

LOCATION

Rokeby Park is located off Anlaby Park Road North and is a popular residential area with local amenities close by and in Anlaby itself. There is a regular bus service connecting to Hull which is approximately 2.5 miles from the property.

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 HALLWAY

A black composite door with glazed inserts leads into the entrance hallway, having staircase leading to the first floor accommodation.

DOWNSTAIRS W.C.

uPVC double glazed window to the front elevation. Attractive vanity units housing the wash hand basin and low level w.c., feature radiator and extractor.

LOUNGE DINING ROOM

23'7" x 11'10" maximum (7.19m x 3.61m maximum)
The lounge area has uPVC double glazed window to the front elevation with media wall, including useful fitted storage cupboards. To the dining area there are uPVC double glazed French doors leading out into the rear garden, recessed fireplace area with log burner and fitted units and floating shelves to both chimney recesses.

These two reception areas are beautifully complimented with attractive herringbone design flooring.

KITCHEN

9'10" x 9'7" (3.00m x 2.92m)
uPVC double glazed window to the side elevation. Stunning newly fitted kitchen in a Shaker design finished in Goodhome ashmead matt reed green colour with contrasting laminate work surfaces and matching splashbacks. Sink unit with drainer and spray mixer tap. Neff single electric fan oven with ceramic hob and extractor. Integrated dishwasher and space for fridge freezer. Attractive herringbone tiling flows throughout this area. A door leads into the utility cupboard which has space and plumbing for washing machine and with shelf housing the space for tumble dryer above. A second door leads into the rear lobby with uPVC double glazed door leading out into the rear garden.

FIRST FLOOR

With landing.

BEDROOM 1

11'11" x 11'4" (3.63m x 3.45m)
uPVC double glazed window to the rear elevation. Full wall of fitted wardrobes in a contemporary design with feature radiator.

BEDROOM 2

10'4" x 9'8" (3.15m x 2.95m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

11'10" maximum x 10'5" (3.63m maximum x 3.20m)
uPVC double glazed window to the front elevation and a recessed hanging area.

BATHROOM

7'10" x 6'7" (2.39m x 2.01m)
uPVC double glazed window to the front elevation. A stunning four piece suite in white, beautifully complimented with modern tiling. Vanity unit housing the wash hand basin and low level w.c. in an ebony design with a white moonshine surface. Walk-in independent shower cubicle and panelled bath. Tiled floor, towel radiator and extractor. Attractive aqua-boarding to the ceiling area.

LOFT AREA

15'7" x 10'10" (4.75m x 3.30m)
There is a fixed staircase leading up to the loft area. Having Velux roof window to the rear elevation.

Prospective purchasers should note that this area is being sold as loft area only as there are no regulations in place.

OUTSIDE

To the front of the property there is an enclosed lawned garden with attractive modern timber fencing. A side driveway is gravelled and provides off street parking for up to two vehicles with electric charging point.

The rear garden is beautifully designed for ease of maintenance enjoying an extensive porcelain tiled patio leading onto astro turf lawn with timber shed to the rear and double shed to the side with timber fencing surrounding the garden with gated entry to the front of the property.

AGENT'S NOTE

* New roof installed March 2019 for which the Vendor has the paperwork.

* New fuse boards added in July 2023 for which the Vendor has the paperwork.

* New porch was extended and completed on 3 August 2023 for which paperwork is in place.

* There is an EV charger which was installed on 31 August 2023 for which paperwork is in place.

* A new boiler was fitted on 8 September 2015 and again the Vendor has the paperwork.

* Log burner was installed on 2 April 2008 and the Vendor has the data plate.

* A new kitchen was installed in November 2024.

* The living room/dining room colour is Farrow & Ball Railings and the downstairs bathroom colour is Farrow & Ball Hague Blue.

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

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.