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

QUICK&CLARKE

The Property Specialists

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43 County Road South, Hull HU5 5LY

Price £145,000

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- Bay fronted townhouse
- Absolutely stunning throughout!
- Outstanding breakfast kitchen with built-in appliances
- Contemporary cloakroom
- Spacious lounge dining room
- Two bedrooms
- Beautiful first floor bathroom
- Good size Westerly facing garden
- Single garage via the tenfoot
- EPC: C

Located within this popular residential area and presented to the market with no forward chain! This stunning bay fronted townhouse has been subject to a full refurbishment programme to provide absolutely stunning accommodation throughout!

With uPVC double glazing and gas central heating the accommodation enjoys entrance vestibule, spacious lounge dining room, stunning contemporary breakfast kitchen with a host of built-in and integrated appliances with central island, and a downstairs cloakroom. To the first floor there are TWO bedrooms and contemporary bathroom. Good sized Westerly facing garden with single garage accessed from the tenfoot. Without a shadow of doubt this property is one not to miss and an early viewing is a must!

LOCATION

County Road South can be located off both Priory Road and Willerby Road and is ideally placed for local amenities on Willerby Road, with a good selection of shops, local bus services, and also lying only 2.5 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. It's no surprise that in 2017 Hull was awarded the UK City of Culture, an accolade that came with a large investment in the city's historic past and bright future. With such an eclectic variety of shops, restaurants, bars and museums Hull is a great family day out.

The Old Town of Hull including The Land of Green Ginger has such a vast array of historical architecture with a great selection of museums. The Art Museum next to Princes Quay has such beautiful views with regular events. 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

A uPVC door with glazed inserts leads into:

ENTRANCE VESTIBULE

Staircase leading to the first floor accommodation.

LOUNGE

20'6" into bay x 11'2" maximum (6.25m into bay x 3.40m maximum)
uPVC double glazed walk-in bay window to the front elevation, recessed fireplace with electric log burning stove in situ and access to the understairs storage cupboard which houses the utility meters

BREAKFAST KITCHEN

13'2" x 11'8" (4.01m x 3.56m)
uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening out onto the patio, superb skylight providing light, an extensive range of contemporary white soft close gloss units with work surfaces and tile splashbacks, grey central island incorporating a breakfast area, integrated fridge and freezer, large storage drawers, single electric oven, ceramic hob and stainless steel chimney extractor, sink unit with drainer and mixer tap.

CLOAKROOM

Low level w.c. and wash hand basin set in white vanity unit, tiled splashbacks in a marble design with contrasting floor tiles.

FIRST FLOOR

LANDING

BEDROOM 1

11'9" into bay x 14'3" decreasing to 11'2" (3.58m into bay x 4.34m decreasing to 3.40m)
uPVC double glazed walk-in bay window and additional uPVC double glazed window to the front elevation, recessed storage area.

BEDROOM 2

8'9" x 7'8" (2.67m x 2.34m)
uPVC double glazed window to the rear elevation.

BATHROOM

6'2" x 5'2" (1.88m x 1.57m)
uPVC double glazed window to the rear elevation, stunning three piece suite in white comprising shaped bath with shower screen and thermostatic shower over, white gloss vanity unit housing wash hand basin and low level w.c., fully tiled walls with extractor and feature tiled floor. Towel radiator.

OUTSIDE

To the front of the property hidden beyond the brick wall and timber gate is a good size garden with a lawn and planted borders.

The Westerly facing rear garden is of very good proportions featuring a patio which leads down to a lawn and a gravelled low maintenance garden to the head of the plot, timber shed and single garage which is accessed via a 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.

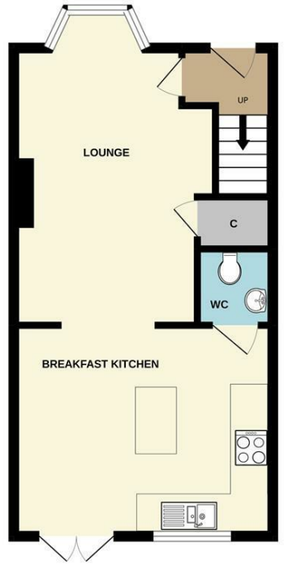
FINANCIAL SERVICES

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

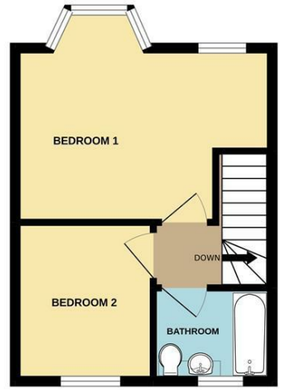
EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



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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