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

QUICK & CLARKE
The Property Specialists

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17 Elgar Road, Hull HU4 7NZ

Offers Over £125,000

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- Traditional end town house
- NO CHAIN!
- Opulent styled elevations throughout!
- TWO DOUBLE Bedrooms (one fitted)
- Modern first floor Bathroom
- Contemporary Dining Kitchen
- Enclosed landscaped low maintenance garden
- Private parking to the front
- Viewing is a must for what is a truly exceptional property!
- EPC: Awaited

Enjoying a superb position at the end of the close, we are delighted to present to the market this truly exceptional, modernised end town house. With opulently styled elevations the property invites early viewings! Enjoying uPVC double glazing and gas central heating the accommodation has Entrance Hallway, Lounge with fitted bespoke media units/shelving, outstanding Dining Kitchen with built-in appliances. To the first floor the landing leads to TWO DOUBLE Bedrooms (Principal bedroom fitted with slide robes) and a modern house Bathroom. The low maintenance garden complements the design of the interior with great outdoor space to relax in and enjoy. There is private parking to the front for several vehicles. A true gem of a property!

LOCATION

Elgar Road is located off Sibelius Road, which can be accessed from Anlaby Park Road North. Ideally located for those wishing to commute to surrounding villages and Hull city centre which lies approximately 2.5 miles from the property.

The official name for Hull is KINGSTON UPON HULL. The people from the city are known as “Hullensians”. Hull is Yorkshire’s only waterfront city. The city is well known for its white telephone boxes, the Humber Bridge and its connections with poet Philip Larkin and pioneering English Pilot Amy Johnson. With an extensive range of shopping facilities, entertainment facilities, the Old Town and its Land of Green Ginger, the city is a superb mixture of modern and historic interest. The city centre provides access to the A63/M62 motorway with further trunk routes located over the Humber Bridge. Hull rightly won the City of Culture in 2017 with so many beautiful places of interest to view. The marina shows some great boats and yachts off with the recently re-developed fruit market now with a host of eateries, local delis and small businesses – a great diverse place to walk around and take in all the city has to offer!

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A grey composite door with feature glazed inserts leads into:

ENTRANCE HALLWAY

Attractive Karndean flooring, staircase leading to the first floor accommodation, radiator set in cabinet and doorway into:

LOUNGE

13'3" maximum x 11'10" (4.04m maximum x 3.61m)
uPVC double glazed window to the front elevation, attractive grey Karndean flooring with edging flows throughout this area and into the dining kitchen, superb media unit with recessed base cupboards, floating shelf with remote control operated integral lighting, feature remote control operated integral electric fire and wall mounted TV aerial point.

DINING KITCHEN

18'5" x 8'8" (5.61m x 2.64m)
uPVC double glazed window and door to the rear elevation, an extensive range of Shaker style white base and wall cupboards with work surfaces, neon lighting to kickboards, plumbing for fridge freezer, space and plumbing for washing machine and dishwasher, stainless steel electric oven with ceramic hob and stainless steel chimney extractor, one and a quarter bowl sink unit with drainer and mixer tap, Karndean flooring flowing throughout, radiator set in modern cabinet and access to understairs storage cupboard.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation and access to loft.

BEDROOM 1

13'3" to slide robes x 9'6" (4.04m to slide robes x 2.90m)
uPVC double glazed window to the front elevation, fitted storage cupboard and contemporary slide robes providing hanging and storage facilities.

BEDROOM 2

11'4" x 9'8" (3.45m x 2.95m)
uPVC double glazed window to the rear elevation, attractive wood laminate flooring, fitted headboard and access to recessed storage area.

BATHROOM

8'42 x 5'5" (2.44m x 1.65m)
Two uPVC double glazed windows to the rear elevation. A fully tiled bathroom featuring shaped bath with shower screen and shower over, wash hand basin set in attractive vanity unit and low level w.c. all beautifully complemented by feature tiling.

OUTSIDE

To the front of the property there is private off-street parking for several vehicles.

The rear garden has gated access to the side and is part walled and fenced. An absolutely stunning rear garden, beautifully presented with two decking areas with integral lighting, stone patio, astro turf lawn and garden lights operated on a timer.

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 to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

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

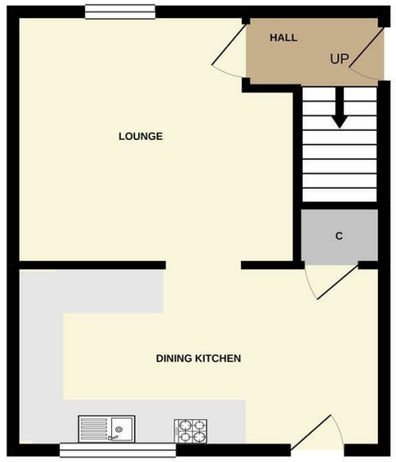
FINANCIAL SERVICES

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 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

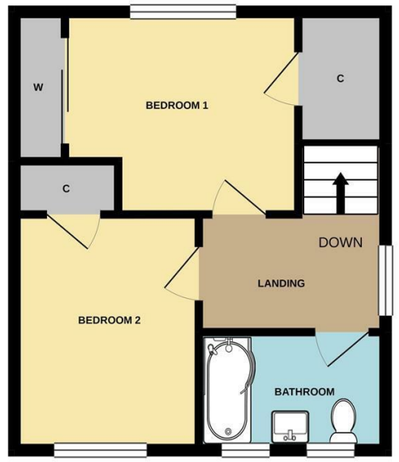
EPC RATING

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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