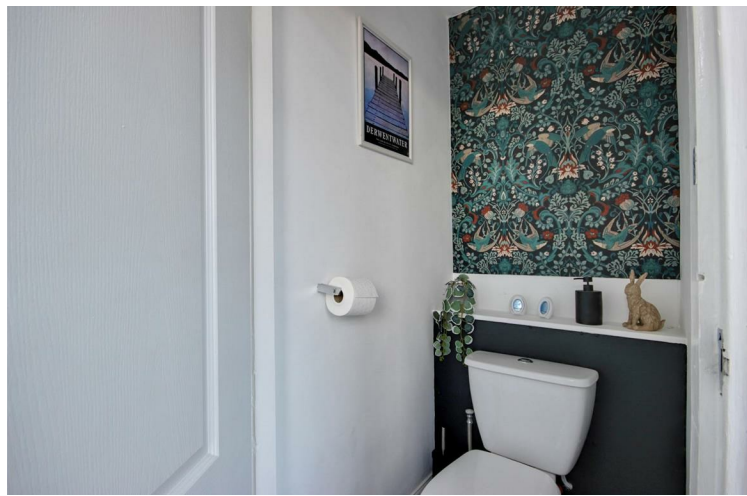




**QUICK & CLARKE**  
The Property Specialists

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**125 Pickering Road, Hull HU4 6TB**  
**Offers Over £165,000**

- Traditional townhouse
- Three beds altered to a two bed
- First floor modern bathroom
- Two reception rooms
- Modern kitchen with built-in appliances
- Utility room with downstairs cloaks off
- Low maintenance gardens to front and rear
- Single garage accessed via a secure 10 foot
- Viewing an absolute must
- Council Tax Band: B EPC Rating: D

Located within this highly desirable residential area overlooking Pickering Park we are delighted to present to the market this exceptionally well presented traditional townhouse. Commencing its life as a three bedroomed property with first floor bathroom the previous owners amended the property to their style to incorporate bedrooms 3 and 1 together making a very spacious principal bedroom, however prospective purchasers should note that they could easily add a stoothing wall and put this back as a three bedroom if required. The stunning accommodation offers in excess of 800 square feet of versatile stunningly appointed accommodation with two reception rooms, modern fitted kitchen with a host of built-in appliances, utility room with downstairs cloaks off, two good sized bedrooms and a modern bathroom. The low maintenance gardens to the front and rear really complement the property and provide great outdoor space. There is a single garage which is accessed via a secure 10 foot. This property truly warrants an early viewing to fully appreciate how stunning and what a great location the property has.

#### LOCATION

Pickering Road is located off Anlaby High Road and Fiveways roundabout and is ideally located for surrounding areas with Anlaby only a short drive away with a host of amenities and shops and Hull City centre which is connected via a regular bus service is located approximately two 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 and side window leads into the entrance hallway having staircase leading to the first floor accommodation.

##### LOUNGE

15'5" into bay x 12'9" maximum (4.70m into bay x 3.89m maximum) uPVC double glazed bay window to the front elevation. Attractive wood laminate flooring flows throughout. Feature white fire surround with brushed steel open fire and TV aerial point.

##### DINING ROOM / SITTING ROOM

15'10" x 11'0" maximum (4.83m x 3.35m maximum) uPVC double glazed window overlooking the rear garden. Attractive wood laminate flooring flows throughout this area and there is access to the understairs storage cupboard which houses the utility meters. Wall mounted electric fire.

##### KITCHEN

9'1" x 9'0" decreasing to 5'8" (2.77m x 2.74m decreasing to 1.73m) uPVC double glazed window to the side elevation. An extensive range of modern light grey and white base and wall units with work surfaces to contrast and coordinating tiled splashbacks. Stainless steel single electric oven with ceramic hob and stainless steel chimney extractor. Sink unit with drainer and mixer tap. A door leads into the utility room.

##### UTILITY ROOM

uPVC door to garden and uPVC double glazed window to the side elevation. There are fitted base units and space for fridge freezer. Cupboard housing gas central heating boiler. Access to downstairs cloaks.

##### DOWNSTAIRS CLOAKS

Low level w.c.

##### FIRST FLOOR

##### LANDING

With access to loft.

##### BEDROOM 1

16'1" dec to 14'2" to slide robes x 11'6" from bay (4.90m dec to 4.32m to slide robes x 3.51m from bay)

Formerly two bedrooms but the previous owner having converted it to one bedroom. If two bedrooms were required a stoothing wall could easily be re-added with door. There are two sets of modern slide robes providing hanging and storage facilities.

##### BEDROOM 2

10'10" x 7'10" to slide robes (3.30m x 2.39m to slide robes) uPVC double glazed window to the rear elevation. Modern slide robes with mirrored fronts provide hanging and storage facilities.

##### BATHROOM

8'9" x 5'11" (2.67m x 1.80m) uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys low level w.c., pedestal wash hand basin and panelled bath with electric shower over and folding shower screen. Tiled to wet areas in a two tone grey and white finish. Towel radiator.

##### OUTSIDE

To the front of the property there is a low maintenance gravelled garden which is surrounded by a meticulously planted border. There is a dwarf brick wall to the front with gate.

The rear garden is designed for ease of maintenance with steps leading down to the garden with gravelled seating area and path and a two sectional astro turf garden.

At the head of the garden is a single sectional garage which is accessed via a secure 10 foot.

##### 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



125 PICKERING ROAD, HULL, HU4 6TB

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any 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. Make will Mortgage (2020)

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.