















Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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89 Manor Road, Hull HU5 5NS

£109,950

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- Traditional bay front terrace house
- No onward chain
- 2 double bedrooms
- First floor modern bathroom
- Fitted kitchen with built in appliances
- Good sized garden
- Viewing an absolute must
- Great first time buyer/investment oppotunity
- EPC: D
- CT: A

Located in this popular residential area and presented to the market with no onward chain, this ideal first time buyer purchase or investment opportunity. Well presented throughout with PVCu double glazed windows and gas central heating, the property enjoys the entrance vestibule, lounge, fitted kitchen with built in appliances, 2 double bedrooms to the first floor and modern house bathroom, garden to the front and the rear. The property offers a blank canvas for you to add your own design flares within and decorate to your style and design. An early viewing is an absolute must.

LOCATION
The property is located on Manor Road close to its junction with Wold Road. Manor Road is accessed off Willerby Road, one of West Hull's main arterial routes very close to the broad array of local shops.

THE ACCOMMODATION COMPRISES

GROUND FLOOR
PVCu door with glazed inserts leads into the entrance vestibule, staircase leading to the first floor accommodation

LOUNGE
13'2" x11'1" maximum (4.01m x3.38m maximum)
Having PVCu double glazed window to the front elevation, TV ariel point. Modern wood laminate flooring.

KITCHEN
13'10" x 6'8" (4.22m x 2.03m)
PVCu double glazed window and door to the rear elevation, extensive range of modern base and wall units with contrasting work surfaces, single electric oven with gas hob, sink unit with drainer, space for fridge freezer, and washing machine.

FIRST FLOOR

LANDING

BEDROOM 1
13'9" maximum x 11'8" maximum (4.19m maximum x 3.56m maximum)
PVCu double glazed window to the front elevation.

BEDROOM 2
8'6" x 8' (2.59m x 2.44m)
PVCu double glazed window to the rear elevation.

BATHROOM
5'6" x 5'1" (1.68m x 1.55m)
PVCu double glazed window to the rear elevation. 3 piece modern suite in white, enjoys panel bath, pedestal wash hand basin, low level W.C. with tile splash back to wet areas.

OUTSIDE
To the front of the property is an enclosed garden, the rear garden is a good size and is laid to lawn.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

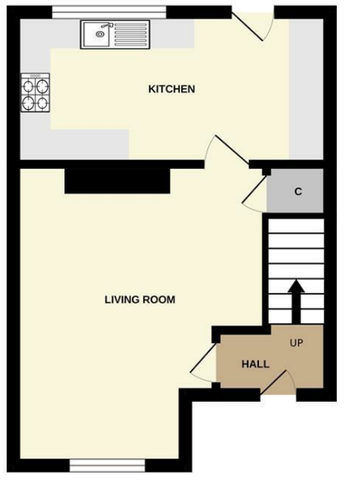
DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

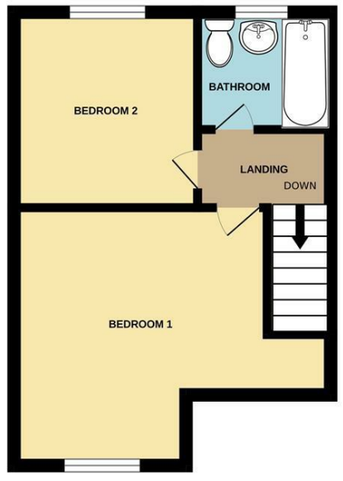
VIEWING
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES - WILLERBY
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



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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