



21 Harbour Way, Hull HU9 1PL
£169,950

- No onward chain - vacant possession
- Re-modelled with open plan ground floor living
- Modern kitchen and bathroom
- Popular location
- Off street parking for up to three cars
- Convenient for town centre and major road network
- Council Tax Band: B
- EPC Rating: C

A beautiful and re-modelled two bedroomeed house having the benefit of a contemporary open plan layout to the ground floor. In true move in condition and offered to the market with no onward chain and vacant possession the property is well proportioned throughout and offers a modern kitchen and bathroom.

Boasting parking for up to three cars to the front, the drive could also be extended down the side of the property. The rear garden is a blank canvas and the property enjoys this popular location ideal for the City centre amenities.

LOCATION

The property is located on Harbour Way which is accessed off Southbridge Road on the extremely popular Victoria Dock residential area of Hull.

Victoria Dock in Kingston upon Hull is a highly desirable waterside community offering residents a picturesque lifestyle in a successful, well-maintained village development, complete with a strong sense of community, a well-regarded primary school, and essential local amenities. Its key appeal lies in its outstanding connectivity, providing quick and easy access to the city centre, the vibrant Marina, Hull's historic Old Town, and major employers, while also offering walks along the Humber Estuary and the Trans Pennine Trail. Underpinned by significant ongoing regeneration, the area features a mix of high-quality modern housing and apartment conversions, and its attractiveness is further secured by substantially improved flood defences.

THE ACCOMMODATION COMPRISSES

GROUND FLOOR

ENTRANCE PORCH

4'2" x 3'11" (1.27m x 1.19m)

uPVC front door with glass panel. Further window to one side and stairs to the first floor accommodation.

LIVING / DINING ROOM

20'6" x 11'3" (6.25m x 3.43m)

The ground floor accommodation has been re-modelled to create a large open plan living dining kitchen which offers great flexibility of layout. Dual aspect with a window to the front and patio doors to the rear which overlook the rear garden, the room has a clean and bright ambience which has also benefitted by the removal of the gas fireplace (this could be reinstated by a new owner). Attractive grey laminate flooring flowing through into the kitchen. Cupboard under the stairs.

KITCHEN

15'7" x 7'8" (4.75m x 2.34m)

Open plan from the living dining room and offering a range of wall and base storage units with white fronts and grey laminate work surfaces. Stainless steel sink and drainer. Four ring stainless steel gas hob with matching splashback and extractor over. Integrated oven. Window to rear elevation.

FIRST FLOOR

LANDING

Window to side elevation. Access to the loft which has pull down ladder, light and is partially boarded for storage.

BEDROOM 1

12'7" x 10'11" (3.84m x 3.33m)

Window to front elevation. Laminate flooring. Built-in wardrobes with sliding mirrored fronts.

BEDROOM 2

9'6" x 8'8" (2.90m x 2.64m)

Window to rear elevation. Laminate flooring.

BATHROOM

6'3" x 6'8" (1.91m x 2.03m)

Three piece sanitary suite comprising back to the unit w.c., vanity hand wash basin and bath with separate shower over. Chrome heated towel rail. Tiled splashbacks. Mirrored vanity unit and window to the rear elevation.

OUTSIDE

The property is set back from the road with the front garden being laid under gravel and providing parking for up to three cars.

Double vehicular gates provide access down the side of the property and this area could be used to provide additional parking if required.

The rear garden is largely a blank canvas with a patio area adjacent to the kitchen and an inclined lawned garden with fenced perimeter.

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.

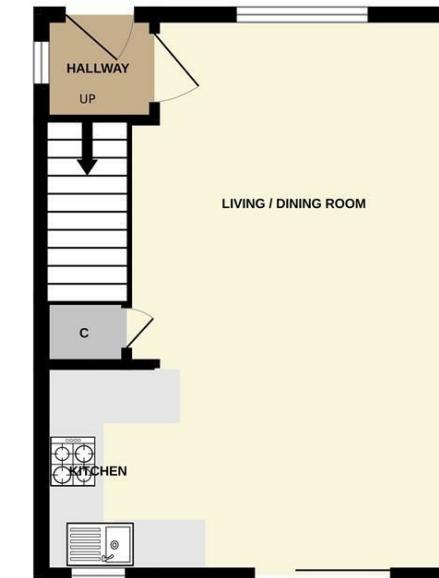
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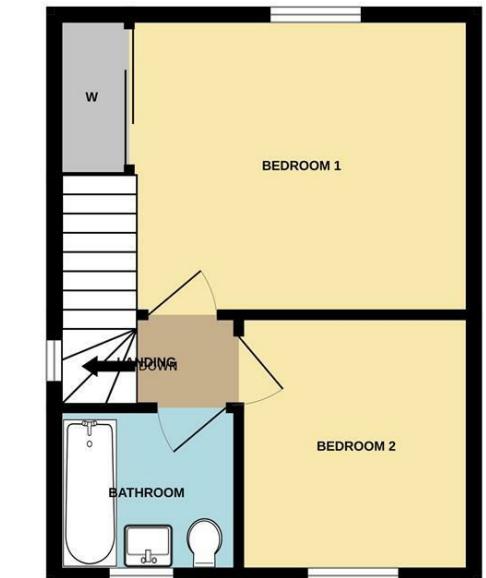
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GROUND FLOOR



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. The floorplan 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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