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QUICK&CLARKE
The Property Specialists

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62 Westborough Way, Hull HU4 7SW

£215,000

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- Semi Detached family home
- Stunning open plan living
- Modern Kitchen with built-in appliances
- Three Bedrooms (two fitted)
- Modern first floor Bathroom
- Presented to a high standard throughout
- Low maintenance SOUTHERLY facing garden
- Driveway & Single Garage
- Viewing is a must!
- EPC: D

This outstanding semi-detached house has been remodelled and refurbished to a stunning standard! Enjoying uPVC double glazing and gas central heating the accommodation enjoys: entrance hallway, open plan accommodation with gloss finished kitchen with a host of built-in appliances, opening into the lounge. To the first floor the landing leads to THREE bedrooms (two fitted) and a modern bathroom. The southerly low maintenance gardens provide great private outdoor space. A driveway provides off street parking and leads down to the single garage. This key turn property now awaits its new owners to which a viewing is a must!

LOCATION

Westborough Way is located off Anlaby High Road and is in a popular location within the Anlaby Common area lying only 3.5 miles west of the city centre of Hull. The official name for Hull is KINGSTON UPON HULL and it 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

ENTRANCE PORCH

A contemporary door with glazed inserts leads into entrance porch which has storage cupboards with sliding doors. A door leads into the entrance hall.

ENTRANCE HALL

Staircase leading to the first floor. A door leads into the open plan ground floor accommodation.

OPEN PLAN LIVING DINING KITCHEN

23'7 max x 16'7 max (7.19m max x 5.05m max)

BREAKFAST KITCHEN AREA

16'7 x 9'8 (5.05m x 2.95m)
uPVC double glazed window to the rear elevation, uPVC door with side windows leads out into the rear garden. An extensive range of modern gloss soft close base and wall cupboards including large storage drawers with contrasting worksurfaces. Ceramic hob with stainless steel chimney extractor over and stainless steel electric fan oven. Integrated dishwasher, fridge freezer and washing machine. A breakfast bar with display cabinets provides an ideal seating area.

LOUNGE AREA

13'6 x 10'9 (4.11m x 3.28m)
uPVC double glazed window to the front elevation and wall mounted TV aerial point.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation and linen cupboard.

BEDROOM 1

10'10 x 9'3 plus doorwell (3.30m x 2.82m plus doorwell)
uPVC double glazed window to the front elevation, modern sliderobes providing hanging and storage facilities.

BEDROOM 2

9'3 plus doorwell x 8'5 (2.82m plus doorwell x 2.57m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

7'6 x 5'4 to wardrobes (2.29m x 1.63m to wardrobes)
uPVC double glazed window to the front elevation, modern fitted wardrobes providing hanging and storage facilities.

BATHROOM

7'1 x 5'4 (2.16m x 1.63m)
uPVC double glazed window to the rear elevation. Contemporary three piece suite in white enjoys pedestal hand wash basin, low level WC and panelled bath with shower over. Fully tiled to wet areas.

EXTERNAL

To the front of the property is an open plan lawned garden. A side driveway provides off street parking and leads down to the single brick built garage which has up & over door, power and light.

The rear enclosed southerly facing garden is superbly landscaped to provide ease of maintenance, with a terraced area including seating area, gravelled inserts and planted borders.

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.

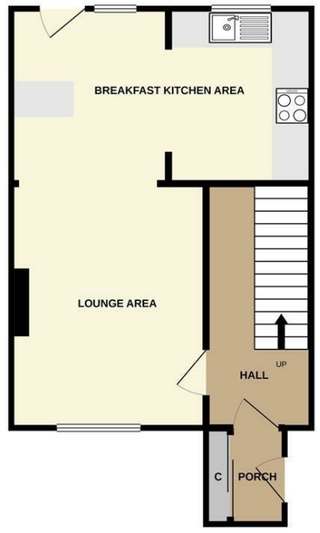
FINANCIAL SERVICES

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 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

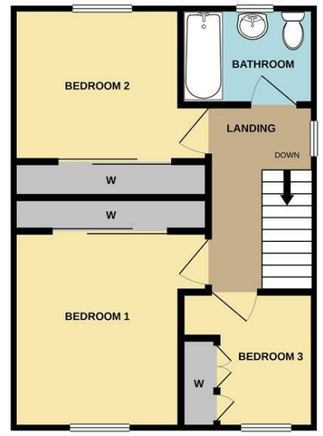
EPC RATING

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

GROUND FLOOR



1ST FLOOR



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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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.