



**QUICK & CLARKE**  
The Property Specialists

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**109 Worcester Road, Hull HU5 5UZ**  
**Price £125,000**

- Modernised town house
- Superbly presented
- Gas central heating & uPVC double glazing
- Two WC's
- Conservatory
- Stunning garden
- Single garage
- Off street parking
- Viewing is a must!
- EPC: D

This superb traditional town house is presented to the market. With the additional benefit of private parking to the front and a single garage to the rear, the modern accommodation enjoys Entrance, Spacious Lounge/Dining Room, Modern fitted kitchen and downstairs WC. Conservatory enjoying splendid views over the attractive rear garden. The first floor the landing leads to TWO bedrooms (master fitted) and modern shower room. Viewing is a must!

#### LOCATION

Located off Wold Road approximately three miles West of the city centre of Hull. Wold Road has a good range of local amenities both on Wold Road and Willerby Road with further amenities found on Spring Bank and the city centre. Hull sits within ease of reach of the motorway networks of A63/M62 with further trunk routes located over the Humber Bridge.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE

A uPVC door with glazed inserts leads into an

##### ENTRANCE VESTIBULE

Having staircase leading to the first floor accommodation and door into the:

##### LOUNGE

13'6" x 10'11" decreasing to 8'0" (4.11m x 3.33m decreasing to 2.44m)

Enjoying uPVC double glazed window to the front elevation, feature fireplace incorporating a living flame gas fire with granite back and hearth and TV aerial point, access to the understairs storage cupboard which houses the utility meters.

##### DINING AREA

13'10" x 6'6" (4.22m x 1.98m)  
With a window archway to the:

##### KITCHEN

12'8" x 8'10" (3.86m x 2.69m)  
Having uPVC double glazed window to the rear elevation, door leading into the conservatory, an extensive range of modern ivory base and wall cupboards with work surfaces and tiled splash backs, contrasting tiled floor, space and provision for cooking, sink unit with drainer and mixer tap, space and plumbing for washing machine, superb neon lighting to the kick boards access to the:

##### DOWNSTAIRS WC

With low level WC.

##### CONSERVATORY

11'9" x 8'4" (3.58m x 2.54m)  
Of a uPVC construction with wood laminate flooring and French doors leading in to the garden.

##### FIRST FLOOR

##### LANDING

A small landing area.

##### MASTER BEDROOM

13'10" decreasing to 11' x 10'6" (4.22m decreasing to 3.35m x 3.20m)  
plus doorwell - With uPVC double glazed window to the front elevation. Fitted double wardrobe with pull out rails to maximise storage and accessibility. Pull down complete blackout blind.

##### BEDROOM 2

9'3" x 8'2" (2.82m x 2.49m)  
With a uPVC double glazed window to the rear elevation.

##### SHOWER ROOM

5'5" x 4'10" (1.65m x 1.47m)  
With uPVC double glazed window to the rear elevation, modern three piece suite in white comprises independent shower cubicle, low level WC and pedestal wash hand basin. Tiled splash backs to wet area.

##### OUTSIDE

To the front of the property there is a dropped kerb providing off street parking.

##### REAR GARDEN

The rear garden is well tended featuring a patio area leading down to a lawned garden with a:

##### SINGLE GARAGE

Accessed via a ten foot.

##### AGENTS NOTE

There is a 1000 year lease on the property and it was built in the 1930's approximately. Ground rental fees are £2.50 per annum.

##### 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 has uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Leasehold (to be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agents 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.



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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, to rooms and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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