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QUICK&CLARKE
The Property Specialists

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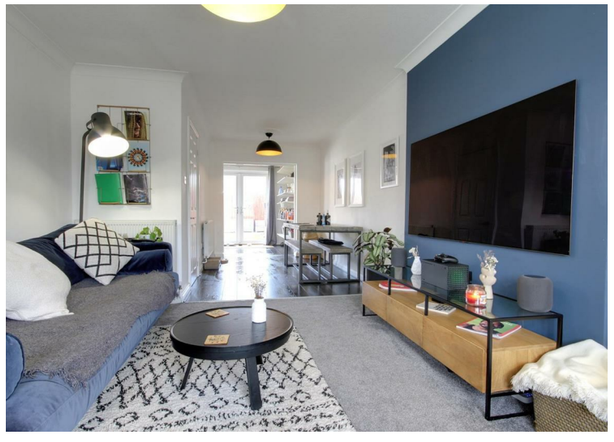

84 Norland Avenue, Hull HU4 7SU

Offers Over £215,000

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- Modernised semi detached house
- Extended to ground floor
- Beautiful contemporary styled elevations
- Spacious lounge dining room
- Bespoke breakfast kitchen
- Three good sized bedrooms
- Modern bathroom
- Private driveway
- Converted garage area to rear
- EPC - C

Located within this highly regarded residential area, we are delighted to present to the market this exceptional semi detached modernised family home. With beautifully styled accommodation throughout boasting a ground floor extension and a stylish contemporary interior design theme, the property enjoys entrance hallway, spacious lounge dining room, breakfast kitchen with range cooker and built-in appliances. To the first floor there are three good sized bedrooms and a superb modern bathroom. The gardens are well tended, the rear being enclosed and providing great outdoor space. The garage has also been partly converted to provide a summerhouse or office. This property is simply an amazing key turn home and an early viewing is a definite must.

LOCATION

Norland Avenue is located off Anlaby High Road and lies within ease of reach of Anlaby village, and also is ideally located for access to the A63/M62 and Hull City Centre, which lies approximately 2.5 miles from the property. 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 HALLWAY

A uPVC door with glazed inserts leads into entrance hallway with attractive wood laminate flooring, staircase leading to the first floor accommodation and radiator in cabinet.

LOUNGE DINING ROOM

23'7 x 10'9 decreasing to 9'6 (7.19m x 3.28m decreasing to 2.90m)
uPVC double glazed picture bay window to the front elevation, wall mounted TV aerial point, opening into the dining area which has attractive contemporary wood laminate flooring. An opening leads into:

BREAKFAST KITCHEN

17'11 max x 15'9 max (5.46m max x 4.80m max)
(17'11 decreasing to 7'1 x 15'9 decreasing to 8'8) An L-shaped room with uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening out onto the patio. An extensive range of bespoke ivory base and wall units with oiled wood worksurfaces and tiled splashbacks. Stainless steel range cooker with matching splashback and oversized chimney extractor. Belfast sink with chrome swan mixer tap. Space and plumbing for washing machine, tumble dryer, dishwasher and fridge freezer. Access to the understairs storage cupboard. All beautifully finished with attractive wood laminate flooring flowing throughout and back into the entrance hallway.

FIRST FLOOR

LANDING

uPVC double glazed window to the side. Access to the loft.

BEDROOM 1

12'8 x 9'8 plus doorwell (3.86m x 2.95m plus doorwell)
uPVC double glazed window to the front elevation.

BEDROOM 2

10'2 x 10'7 (3.10m x 3.23m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

7'8 x 7'2 (2.34m x 2.18m)
uPVC double glazed window to the front elevation.

BATHROOM

7' x 5'5 (2.13m x 1.65m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys P-shaped bath with curved shower screen and shower over, low level WC and wash hand basin set in vanity unit. All beautifully complemented with tiled splashbacks and attractive tiled floor.

EXTERNAL

To the front of the property is an ornamental brick wall enclosing a lawned garden. A side driveway provides ample off street parking.

The rear garden offers a good degree of privacy and is well maintained, featuring a block sett patio leading down to a second patio area to the head of the garden, and a beautiful area of lawn.

The single brick built garage has been converted to the rear to provide an ideal office or summerhouse with power and light within, but retaining the garage door to the front which also provides garden storage.

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).

COUNCIL TAX

We believe the Council Tax Band for this property is Band C.

VIEWING

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

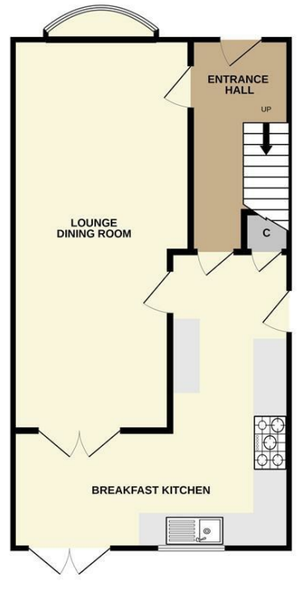
FINANCIAL SERVICES

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

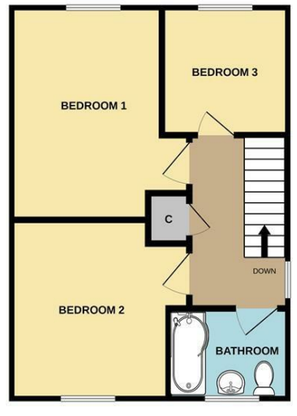
EPC RATING

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

GROUND FLOOR



1ST FLOOR



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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