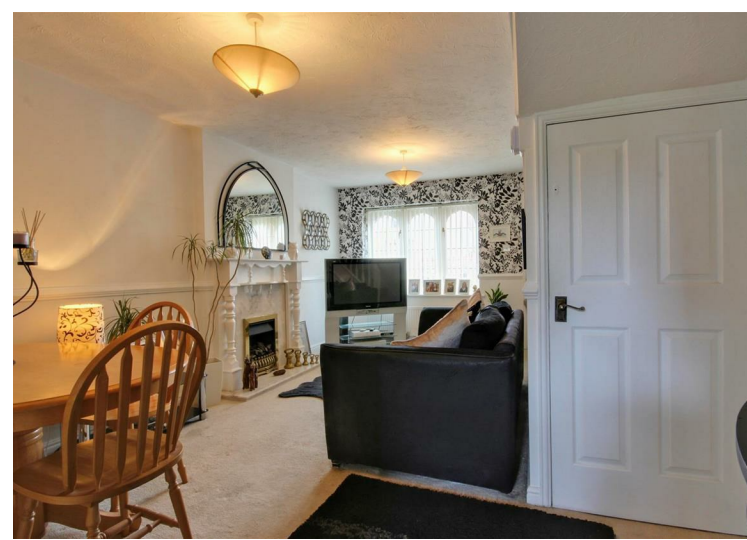




**QUICK & CLARKE**  
The Property Specialists

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**6 Fuchsia Drive, Hull HU4 6US**  
**£138,500**

- Semi-detached house
- Popular location
- Two Bedrooms
- First floor Bathroom
- Lounge/Dining Room
- Kitchen
- Side Driveway
- Gardens
- A blank canvas to modernise internally
- EPC Rating: D. Council Tax Band: B

Located within this popular area, this semi-detached house now awaits its new owners. In need of some cosmetic upgrading the property offers aesthetically pleasing accommodation with a side driveway and a good size garden. The property enjoys Entrance Porch, Lounge/Dining Room, Kitchen, Two Bedrooms and House Bathroom. This property would be a great first time purchase to which an early viewing is a must!

#### LOCATION

Fuchsia Drive is located off Summergroves Way and is ideally situated for access to the local retail facilities of Sainsbury's, Aldi and to the nearby A63/M62. Lying only 2 miles West of the centre of Hull.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

A door with glazed inserts leads into:

##### ENTRANCE PORCH

Sealed unit double glazed window to the side elevation and door into:

##### LOUNGE/DINING ROOM

17'5" x 11'11" (5.31m x 3.63m)

Sealed unit double glazed window to the front elevation, staircase with spindle balustrade leading to the first floor accommodation and access to the understairs storage cupboard, white fire surround with marble back and hearth incorporating living flame gas fire, and TV aerial point. A door leads into:

##### KITCHEN

11'11" x 6'9" (3.63m x 2.06m)

Sliding patio doors opening out into the rear garden, fitted base and wall units with work surfaces and tile splashbacks, wall mounted gas central heating boiler, sink unit with drainer, single oven with gas hob and extractor, space and plumbing for washing machine and space for fridge freezer.

##### FIRST FLOOR

##### LANDING

Access to loft.

##### BEDROOM 1

11'11" x 8'4" plus door well (3.63m x 2.54m plus door well)

Sealed unit double glazed window to the rear elevation.

##### BEDROOM 2

11'10" x 8'11" maximum (3.61m x 2.72m maximum)

Sealed unit double glazed window to the front elevation and airing cupboard.

##### BATHROOM

6'9" x 5'6" (2.06m x 1.68m)

Sealed unit double glazed window to the side elevation and three piece suite in white comprising panelled bath, low level w.c., pedestal wash hand basin and tiled splashbacks to wet areas.

##### OUTSIDE

To the front of the property is an open plan gravelled garden and a side driveway providing off-street parking for several vehicles.

A gate leads into the rear garden which is of good proportions being predominantly laid to lawn with established borders and timber shed. The garden provides great outdoor space.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system. We have not checked the boiler and have been advised that this has been in situ since new.

##### DOUBLE GLAZING

The property benefits from sealed unit 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 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



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.

While every attempt has been made to ensure the accuracy of the floorplans 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrapix C2024