



QUICK & CLARKE
The Property Specialists

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22 Fishemore Avenue, Hessle HU13 9JS
£146,950

- Traditional town house
- No Chain!
- Superb contemporary Breakfast Kitchen
- Two DOUBLE Bedrooms
- Modern first floor Bathroom
- Superb Garden!
- Popular location
- Simply ready to move in to!
- Viewing is a must!
- EPC: Awaiting

Located within this highly desirable residential area we are delighted to present to the market this superb traditional town house. Offered with no chain and enjoying uPVC double glazing and gas central heating, the accommodation enjoys Entrance Vestibule, Lounge, Contemporary Breakfast Kitchen with built-in appliances leading to a utility area. To the first floor the landing leads to TWO DOUBLE Bedrooms and a modern house Bathroom. The gardens are of good proportions and provide great outdoor space. Viewing is a must!

LOCATION

Fishmore Avenue is located off First Lane in Hessle and lies within ease of reach of Hessle village centre and is also a short car journey to the retail park housing Sainsburys, Homebase and Aldi. Also providing excellent access to the A63/M62 with further trunk routes over the Humber Bridge.

Hessle has a great variety of local shops, amenities and leisure facilities and is a popular East Riding village. With regular bus services connecting to Hull city centre which lies only 3 miles East.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A door with glazed inserts leads into:

ENTRANCE HALLWAY

Attractive wood laminate flooring and staircase leading to the first floor accommodation.

LOUNGE

14' into bay x 12'1" (4.27m into bay x 3.68m)
uPVC double glazed walk-in bay window to the front elevation, wall mounted TV aerial point and access to the understairs storage cupboard which houses the utility meters.

BREAKFAST KITCHEN

15'1" x 9'5" (4.60m x 2.87m)
uPVC double glazed window enjoying splendid views over the rear garden. An extensive range of contemporary base and wall units with work surfaces and splashbacks, stainless steel gas hob with stainless steel single electric oven and extractor, one and a quarter bowl sink unit with drainer and mixer tap, space and plumbing for washing machine, space for fridge freezer and door into:

UTILITY LOBBY AREA

6'2" x 6'3" (1.88m x 1.91m)

FIRST FLOOR

LANDING

BEDROOM 1

15'1" decreasing to 10'11" x 10'5" (4.60m decreasing to 3.33m x 3.18m)

Two uPVC double glazed windows to the front elevation.

BEDROOM 2

11' x 8'6" maximum (3.35m x 2.59m maximum)
uPVC double glazed window to the rear elevation.

BATHROOM

7'11" x 5'11" (2.41m x 1.80m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath, tiled to wet areas and shower over bath.

OUTSIDE

To the front of the property there is an enclosed cottage style garden.

The rear garden is of good proportions and features a patio area leading to a meticulously lawned garden with stocked borders. At the head of the garden is a detached sectional garage with up-and-over door, power and light which is accessed via the tenfoot.

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 to be Freehold (to 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.



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 is given as to their operability or efficiency can be given.
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