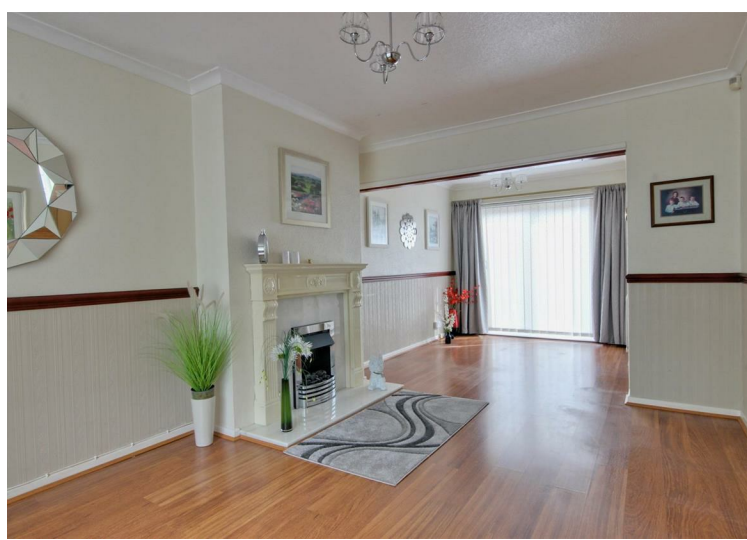




**QUICK & CLARKE**  
The Property Specialists

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**178 Wymersley Road, Hull HU5 5LN**  
**£159,950**



- Modern townhouse
- No onward chain
- Well-presented throughout
- Contemporary kitchen
- Lounge dining room
- Three bedrooms
- Modern shower room
- Low maintenance garden
- On-street parking
- Council tax band B. EPC rating C.

Enjoying a prime position within this popular residential area we are delighted to offer to the market this well-presented townhouse. Having been owned by the family since new this speaks volumes about what a superb property this is.

Enjoying uPVC double glazing and gas central heating the accommodation has entrance hallway, lounge dining room, contemporary fitted kitchen and to the first floor there are three bedrooms and a modern shower room. The garden is well-tended being designed for ease of maintenance. There is on street parking. Viewing is an absolute must on what is a truly superb property!

#### LOCATION

Wymersley Road connects Wold Road to Willerby Road and is ideally located for amenities and facilities on Willerby Road with regular bus services connecting to the area. Located only a couple of miles from Willerby and three miles from 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 blue composite door with glazed inserts and uPVC side windows leads into:

##### ENTRANCE HALLWAY

Having staircase leading to the first floor accommodation and storage cupboard.

##### LOUNGE / DINING ROOM

23'10 x 10'9 decreasing to 8'4 (7.26m x 3.28m decreasing to 2.54m)  
uPVC double glazed window to the front elevation and uPVC double glazed sliding patio doors lead out into the rear garden. Modern wood laminate flooring flows throughout, dado rail, TV aerial point and marble fire surround with matching back and hearth incorporating a chrome surround living flame gas fire.

##### KITCHEN

11'1 x 7'10 (3.38m x 2.39m)  
An extensive range of contemporary soft close white gloss base and wall units with worksurfaces and tiled splashbacks. Space and provision for electric cooker with extractor, space for undercounter fridge and freezer, sink unit with drainer, space and plumbing for washing machine. Tiled floor, uPVC double glazed window to the rear elevation and white composite door with glazed inserts leading out into the rear garden.

##### FIRST FLOOR LANDING

Linen cupboard.

##### BEDROOM 1

12'10 max x 9'4 max (3.91m max x 2.84m max)  
(12'10 max x 9'4 decreasing to 7'6 to wardrobes) uPVC double glazed window to the rear elevation, fitted wardrobes with overhead units, space for double bed, drawers and dressing table, and attractive wood laminate flooring.

##### BEDROOM 2

10'1 max x 9' (3.07m max x 2.74m)  
uPVC double glazed window to the rear elevation, wall-mounted headboard, attractive wood laminate flooring, fitted sliderobes with mirrored fronts and double wardrobe.

##### BEDROOM 3

9'9 max x 6'11 (2.97m max x 2.11m)  
uPVC double glazed window to the front elevation, attractive wood laminate flooring.

##### SHOWER ROOM

6'2 x 5'6 (1.88m x 1.68m)  
Shower cubicle with electric shower, wash basin set in vanity unit and low level WC. Non-slip flooring, fully tiled walls, towel radiator and uPVC double glazed window to the rear elevation.

##### EXTERNAL

To the front of the property there is a dropped kerb and gravelled parking for one vehicle. The rear garden is laid under gravel for ease of maintenance. There is a single garage 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 Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

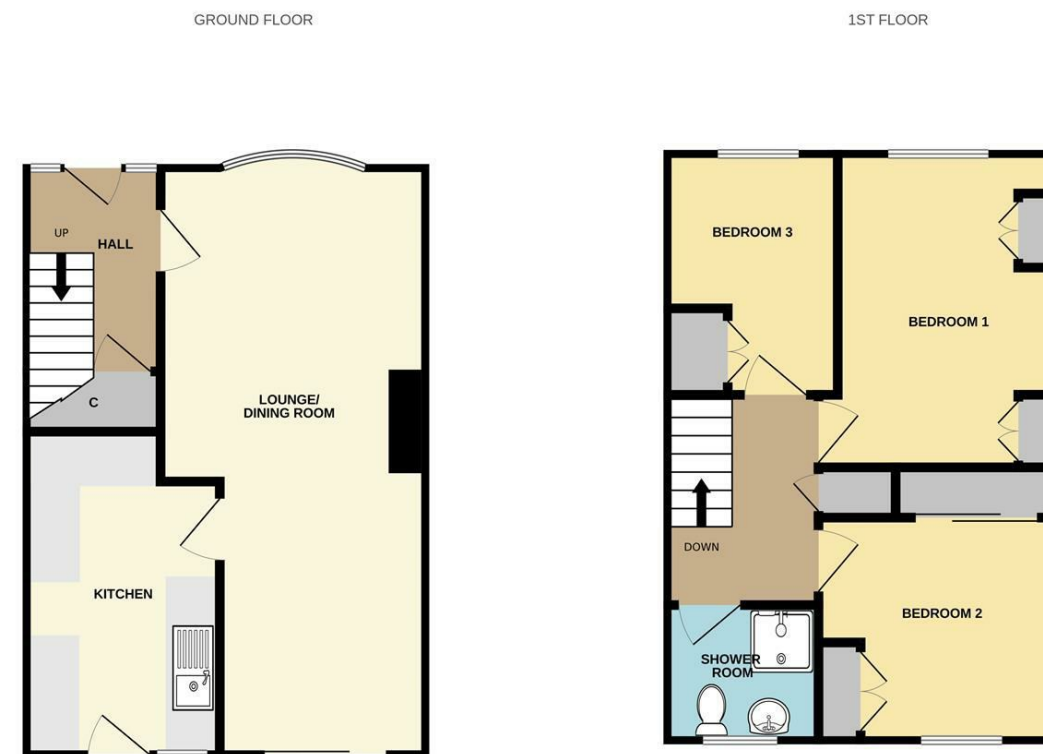
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

##### 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.

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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