



QUICK & CLARKE
The Property Specialists

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48 Legarde Avenue, Hull HU4 6AP
Offers Over £260,000

- Semi-detached family home
- Beautifully presented throughout
- Three bedrooms (two fitted)
- Living dining kitchen with open aspect to lounge
- First floor modern bathroom
- Downstairs cloaks
- Beautifully tended gardens
- Block sett driveway and single garage
- Council tax band C
- EPC rating D

Located in this highly regarded area, we are delighted to present to the market this refurbished and extended semi-detached family home.

Beautifully presented throughout, the property has entrance hallway, downstairs cloaks, lounge dining room opening into a living dining kitchen with a host of built-in appliances and French doors to garden. To the first floor there are three bedrooms, two of which are fitted, and a modern bathroom. The gardens are well-tended and create great outside space, and the block sett driveway extends to the front and side of the property and leads down to a single garage.

Simply ready to move in, this lovely family home now awaits its new owners. A viewing is highly recommended.

LOCATION

Legarde Avenue is located off Anlaby High Road and lies within ease of reach of the shops and amenities both on Anlaby Road and Anlaby Common. Anlaby has a variety of shopping facilities and the property is also well placed for access to Morrisons, Waitrose and Sainsburys supermarkets. There is good public transportation which runs through the village with good road access to both Hull city centre and the region's motorway network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

An attractive grey composite door leads into:

ENTRANCE HALLWAY

Having attractive wood laminate flooring, staircase with balustrade leading to the first floor accommodation, understairs cupboard housing the utility meters.

DOWNSTAIRS WC

uPVC double glazed window to the side elevation, two piece modern white suite enjoys wash basin and low level WC.

LOUNGE DINING ROOM

25'6 x 11'2 decreasing to 10'4 (7.77m x 3.40m decreasing to 3.15m)
uPVC double glazed walk-in bay window to the front elevation. Limestone fireplace with flame effect fire and TV aerial point. An opening leads into:

LIVING DINING KITCHEN

16'11 max x 19'3 max (5.16m max x 5.87m max)
uPVC double glazed window and French doors to garden. An extensive range of soft-close grey base and wall units with worksurfaces and tiled splashbacks. Stainless steel five ring gas hob with glass splashback and chimney extractor, stainless steel electric fan oven with microwave above. Integrated fridge freezer, washing machine and dishwasher. Breakfast bar and attractive wood laminate flooring.

FIRST FLOOR LANDING

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

BEDROOM 1

14'10 into bay x 8'3 to wardrobes (4.52m into bay x 2.51m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation, full wall of contemporary sliderobes.

BEDROOM 2

11'7 x 8'2 to wardrobes (3.53m x 2.49m to wardrobes)
uPVC double glazed window to the rear elevation, modern mirror fronted sliderobes and linen cupboard.

BEDROOM 3

6'10 x 6'6 (2.08m x 1.98m)
uPVC double glazed oriel style window to the front elevation and attractive wood laminate flooring.

BATHROOM

6'5 x 6'4 (1.96m x 1.93m)
uPVC double glazed window to the side elevation. Modern white three piece suite enjoys wash basin set in vanity unit, low level WC and L-shaped bath with thermostat shower over and mixer shower head. Tiled to wet areas and attractive wood laminate flooring.

EXTERNAL

To the front of the property is wrought iron fencing and vehicular gates which provide access to the block sett driveway which extends to the front and side of the property. Further double timber gates at the side of the property lead into the rear garden and the single garage, which has up & over door, power and light.

The rear garden is beautifully tended featuring a patio area leading to a lawned garden bisected by a central patio and path, leading down to a decking area at the head of the garden. The rear garden offers a good degree of privacy.

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 errors or omissions in the measurements. 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 Metropix C2024