





The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk



24 Saxondale, Hull HU4 7SH
Offers in the region of £210,000

- Four bedroom semi-detached house
- No forward chain
- Cul-de-sac location
- In need of some modernisation
- Two reception areas
- Breakfast kitchen
- Modern shower room and additional w.c.
- Private parking to the front and integral garaage
- Council Tax Band: C
- EPC Rating: D

Located in a highly desirable residential area and presented to the market with no onward chain this well presented extended family home is available for viewing. Well presented throughout with the benefit of private off street parking to the front and integral single garage. The well appointed accommodation which enjoys uPVC double glazing and central heating enjoys welcoming entrance hallway, modern fitted kitchen with built in appliances and lounge dining room which enjoys splendid views over the rear garden with feature fireplace. To the first floor there are four good sized bedrooms, modern shower room with additional w.c. The gardens are beautifully tended with lawned area and extensive patio and garden shed. The property offers a blank canvas for the discerning purchaser to add their own design flairs within and create modern living at its very best to which an early viewing is a must.

LOCATION
Saxondale is located off Westborough Way and can be accessed from Anlaby High Road. Ideally located for local amenities and facilities with a good range of shops both on Anlaby Common and in the village of Anlaby a short drive from the property with further more extensive amenities located in Hull City Centre which is approximately 4 miles from the property with regular bus services connecting the area.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY
A uPVC door with glazed inserts leads into the entrance hallway with entrance porch. Wood laminate flooring and uPVC double glazed window to the side elevation. Double oak glazed doors leading to the entrance hallway with staircase leading to the first floor accommodation. Access to under stairs storage cupboard, one of which has space and plumbing for dishwasher.

KITCHEN
9'9" x 9'3" (2.97m x 2.82m)
With uPVC double glazed window to the front elevation. Fitted light oak effect base and wall units with work surfaces and splashbacks. Space and provision for electric cooking and sink unit with drainer and mixer tap. Integrated fridge and freezer and tiled effect flooring with door leading into the lounge dining room.

LOUNGE DINING ROOM
20'8" x 11'7" (6.30m x 3.53m)
With uPVC sliding patio doors leading out into the rear garden. Feature fire surround with flame effect fire and t.v. aerial point. An opening leads into the dining room.

DINING ROOM
9'6" x 8'9" (2.90m x 2.67m)
With uPVC double glazed window to both the rear and side elevations. Enjoying splendid views over the the rear garden.

FIRST FLOOR
LANDING
Pull down ladder with access to the loft area, which is boarded, has velux roof window and power with light.

BEDROOM 1
13'10" to wardrobes x 9'0" (4.22m to wardrobes x 2.74m)
Two uPVC double glazed windows to the rear elevation and full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2
11'11" to wardrobes x 8'3" plus doorwell (3.63m to wardrobes x 2.51m plus doorwell)
uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 3
9'11" x 7'8" plus doorwell (3.02m x 2.34m plus doorwell)
With fitted wardrobes providing hanging and storage facilities. uPVC double glazed window to the front elevation and wood laminate flooring.

SHOWER ROOM
7'8" x 5'2" (2.34m x 1.57m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys independent walk-in shower cubicle, wash hand basin set in vanity unit and low level w.c. Fully tiled walls to contrast and attractive wood laminate flooring. Towel radiator.

ADDITIONAL W.C.
Low level w.c. and wash hand basin.

BEDROOM 4
11'0 x 6'7" (3.35m x 2.01m)
With uPVC double glazed window to the front elevation.

EXTERNAL
To the front of the property there is a small dwarf ornamental wall which provides shielding for the private driveway providing off street parking for several vehicles and enjoying being block set.

The rear garden is beautifully tended and offers a good degree of privacy featuring a patio area providing great outdoor space with sectional lawn, planted borders to the rear and good sized timber shed which also has power and light.

GARAGE
29'6" x 7'0" decreasing to 3'4" (8.99m x 2.13m decreasing to 1.02m)
Having uPVC double glazed window to the rear elevation and enjoys up and over door, power and light and rear personal door to the garden.

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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