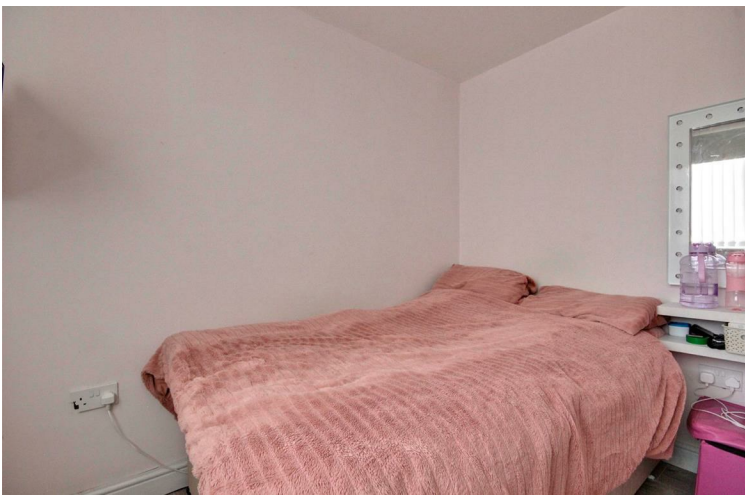




QUICK&CLARKE

The Property Specialists

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2 St. Thomas More Road, Hull HU4 7NP
£159,950

- Extended family home
- No onward chain
- Three receptions
- Five bedrooms
- First floor bathroom and ground floor w.c.
- Low maintenance gardens
- Double gates to rear provide parking within the garden
- Opportunity to add your own decorative ideas within
- Viewing is a must!
- EPC Rating: C. Council Tax Band: A

This extended family home is presented to the market with no onward chain! Enjoying uPVC double glazing and central heating, the accommodation boasts entrance hallway, three receptions, fitted kitchen with built in appliances, downstairs w.c. and to the first floor there are FIVE bedrooms and house bathroom. There are low maintenance gardens to the front and rear with double timber gates providing access from the rear to off street parking within the garden.

With the ability to add you own personality within this spacious, versatile home, an early viewing is an absolute must!

LOCATION

St Thomas More Road is off Sibelius Road which is off Anlaby Park Road North. Ideally located for local amenities and facilities with Hull City Centre approximately 3 miles from the property.

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

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation. Wood laminate flooring flowing throughout and door into lounge.

LOUNGE

15'0" maximum x 11'11" (4.57m maximum x 3.63m) uPVC double glazed window to the front elevation. Attractive wood laminate flooring, feature fireplace with living flame gas fire and wall mounted t.v. aerial point.

DINING KITCHEN

29'2" overall with kitchen area 18'6" x 8'7" (8.89m overall with kitchen area 5.64m x 2.62m) uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening into the rear garden. Extensive range of antique oak Shaker style base and wall units with work surfaces and tiled splashbacks, space and plumbing for washing machine, space and plumbing for dishwasher and integrated fridge freezer. Stainless steel double electric oven with ceramic hob and stainless steel chimney extractor, tiled floor and access to the understairs storage cupboard.

DINING AREA

9'7" x 8'7" (2.92m x 2.62m) uPVC double glazed window to the rear elevation. Tiled flooring and access to the downstairs w.c.

DOWNSTAIRS W.C.

Two piece suite in white enjoying low level w.c. and wash hand basin.

SNUG

11'6" x 6'8" (3.51m x 2.03m) uPVC double glazed window to the front elevation. Wood laminate flooring.

FIRST FLOOR

LANDING

With wood laminate flooring and access to linen cupboard.

BEDROOM 1

11'0" decreasing to 8'6" to wardrobes x 9'7" (3.35m decreasing to 2.59m to wardrobes x 2.92m) uPVC double glazed window to the front elevation.

BEDROOM 2

9'7" maximum by 9'0" maximum (2.92m maximum by 2.74m maximum) uPVC double glazed window to the rear elevation. Wood laminate flooring.

BEDROOM 3

8'0" x 7'7" to wardrobes (2.44m x 2.31m to wardrobes) uPVC double glazed window to the rear elevation. Wood laminate flooring and fitted wardrobes providing hanging and storage facilities.

BEDROOM 4

9'5" x 8'3" maximum (2.87m x 2.51m maximum) uPVC double glazed window to the front elevation. Sliderobes provide hanging and storage facilities.

BEDROOM 5

9'10" decreasing to 6'6" x 9'6" maximum (3.00m decreasing to 1.98m x 2.90m maximum) uPVC double glazed window to the front elevation. Wood laminate flooring.

BATHROOM

8'5" (maximum) x 5'5" (2.57m (maximum) x 1.65m) Having uPVC double glazed window to the rear elevation. Four piece suite in white enjoys panelled bath with thermostat shower over, independent shower area, pedestal wash hand basin and low level w.c.. with full height tiling to compliment.

OUTSIDE

To the front of the property there is a block set open aspect garden. The rear garden is paved and block set with double timber gates providing vehicle access to secluded parking within the garden area.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from majority gas fired central heating system to most rooms.

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



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. Made with Metropix ©2025

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.