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QUICK & CLARKE

The Property Specialists

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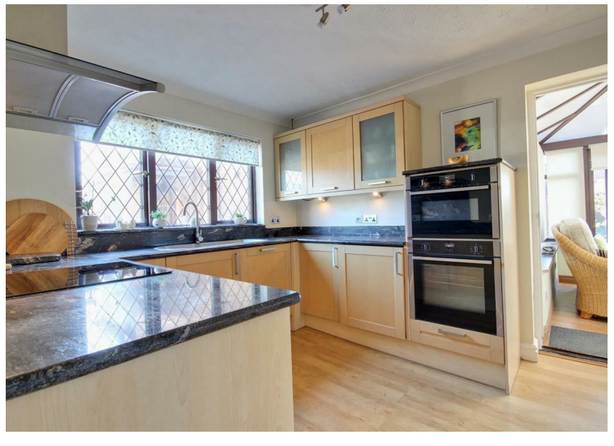

9 Conifer Close, Hull HU5 5YU

£310,000

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- Up to four bedrooms
- No onward chain
- Superb corner plot
- Easy to maintain gardens
- Flexibility of living space
- Large westerly facing conservatory
- Off street parking and garage
- Sought after location
- Council Tax Band: C
- EPC Rating: C

Occupying a prime position at the head of a quiet cul-de-sac, this impressive detached bungalow presents a significant opportunity for a variety of purchasers. The property has been subject to extension and remodelling, now offering a highly adaptable layout with the potential for up to four bedrooms.

Having previously served as a family residence, the bungalow benefits from a mature, easily maintained, and notably private garden. A substantial westerly-facing conservatory provides a valuable additional living space, complemented by the convenience of off-street parking and a garage. These features collectively enhance the property's broad appeal to a diverse range of buyers.

The interior is attractively appointed throughout, and the property is offered to the market with the distinct advantage of no onward chain. Early viewing is strongly recommended to fully appreciate the scope and quality of this exceptional bungalow.

LOCATION

The location of the property is one of its highlights being situated at the head of the small cul-de-sac that forms Conifer Close and in the centre of the much sought after Maplewood Avenue/Nunburnholme Park established development.

Accessed by car via Springhead Lane from Willerby Road the property lies between the amenities of Willerby and Hull with further pedestrian or cycle access onto the amenities of Beverley Road and Springfield Way.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

7'0" x 4'6" (2.13m x 1.37m)
With uPVC front door with ornate glass panels and laminate flooring which flows throughout much of the ground floor accommodation.

LIVING ROOM

17'11" x 16'7" (5.46m x 5.05m)
A very well proportioned room which allows flexibility of layout and with space for living room and dining room furniture. The focal point of the room is an electric fire set in a dark wood surround with marble hearth and back. Bay window to the front elevation and continuation of the laminate flooring.

KITCHEN

11'6" x 9'2" (3.51m x 2.79m)
A very attractive kitchen with beech fronts and solid marble work surfaces with matching upstand. Inset stainless steel sink and drainer. Four ring Neff induction hob with canopy extractor over, all integrated appliances including Neff dishwasher, Neff double oven with grill and microwave, Neff fridge and freezer and a washing machine, laminate flooring and window overlooking the head of the cul-de-sac.

CONSERVATORY

22'9" x 15'3" reducing to 9'11" (6.93m x 4.65m reducing to 3.02m)
With a westerly aspect and laminate flooring, patio doors open onto the westerly facing garden.

BEDROOM 1

11'7" x 10'2" (3.53m x 3.10m)
With a range of fitted wardrobes and bedside units, laminate flooring and window to rear elevation.

BEDROOM 3

11'11" x 8'9" (3.63m x 2.67m)
Double glass panelled doors opening from the living room, laminate flooring and window to rear elevation.

BEDROOM 4/STUDY

9'0" x 6'8" (2.74m x 2.03m)
Window to rear elevation and laminate flooring.

BATHROOM

10'2" x 9'1" (3.10m x 2.77m)
With a three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin and back to unit w.c. Walk-in shower enclosure, fully tiled walls and floor with shower boarding in the shower area, heated towel rail, shelved out cupboard and two windows to the side elevation.

FIRST FLOOR

BEDROOM 2

21'10" maximum by 15'10" maximum (6.65m maximum by 4.83m maximum)
Superb loft conversion with two Velux rooflights, laminate flooring and built-in wardrobes. Further access to loft space with storage and which also houses the modern Ideal Standard gas boiler.

EN SUITE SHOWER ROOM

7'2" x 6'7" (2.18m x 2.01m)
With a three piece sanitary suite comprising shower cubicle, low level w.c., wall hung hand wash basin, laminate flooring, heated towel rail and Velux window to the rear elevation.

OUTSIDE

The property occupies a corner plot with a driveway leading up to the garage.

The garden wraps around two sides of the property and is landscaped for ease and maintenance. With an extensive range of planting with a number of ornamental shrubs and trees the garden is largely westerly facing and private. Within the garden there is an attractive summerhouse, greenhouse and bin store. Access can be gained down both sides of the property through timber gates.

GARAGE

17'3" x 10'0" (5.26m x 3.05m)
A single brick built garage with up and over door and side courtesy door providing access from the garden. Further storage in the roof space and supplied with light and power.

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

GROUND FLOOR

1ST FLOOR

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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