





The Property Specialists

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**80 Belgrave Drive, Hull HU4 6DW**  
**£265,000**



- Large traditional semi
- Move in condition
- Modern dining kitchen and bathroom
- Two large reception rooms plus conservatory
- Flexibility of layout
- Off street parking with side drive and garage
- Close to Eastfield School
- Council Tax Band: C
- EPC Rating: TBC

A beautifully presented and much loved family house which we believe is one of only four larger semi-detached properties on Belgrave Drive which was originally constructed with four bedrooms.

Having great flexibility of living space and with the benefit of two well proportioned reception rooms in addition to a garden room the property also has a generous sized modern dining kitchen. To the first floor are four bedrooms in addition to a beautifully tiled modern shower room and outside the property has extensive parking with side drive, a brick garage and an easy to maintain westerly facing garden.

LOCATION

The property is located on the western side of Belgrave Drive offering the rear garden a superb aspect for the afternoon sun. Belgrave Drive runs between Boothferry Road to the south and Anlaby Road to the north and is situated on the eastern side of Anlaby Park close to Costello Stadium and Eastfield School. In a very convenient location to access the amenities of Anlaby Road and Hull City centre the property also lies in an ideal position for the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'7" x 9'0" reducing to 6'4" (4.14m x 2.74m reducing to 1.93m) With modern composite front door with obscured glass panels, oak style laminate flooring and stairs to the first floor with storage cupboard under.

CLOAKROOM

With a two piece sanitary suite comprising corner pedestal hand wash basin, low level w.c. and tiled walls.

LIVING ROOM

14'1" x 12'0" plus bay (4.29m x 3.66m plus bay) A beautifully proportioned room with high ceilings and walk-in bay window to the front elevation. An electric fire is set in a fireplace with wood surround and marble hearth and back. Laminate flooring.

DINING ROOM

13'0" x 11'5" (3.96m x 3.48m) A further well proportioned reception room which allows for flexibility of use and with a decorative fireplace currently with wiring and aerial for television. Original timber and glass panelled doors open into the garden room with ornate leaded windows to either side and above. Glass block window lets borrowed light through from the dining kitchen. Laminate flooring.

KITCHEN

22'3" x 9'11" (6.78m x 3.02m) A very well proportioned dining kitchen offering a good range of wall and base storage units with oak fronts, laminate work surfaces and ceramic tiled splashbacks. Stainless steel sink and drainer. Four ring stainless steel gas hob with extractor over. Integrated oven, dishwasher, fridge freezer and space for table. Worcester Bosch gas boiler concealed in wall unit. Windows to both side and rear aspects. Door through to the garden room.

GARDEN ROOM

12'10" x 10'3" (3.91m x 3.12m) Currently a multi-purpose room and also used as a utility room and with French doors opening out onto the patio of the rear garden.

FIRST FLOOR

LANDING

Window to side elevation and access to the loft which is partially boarded with pull down ladder.

BEDROOM 1

14'6" x 9'11" to wardrobes (4.42m x 3.02m to wardrobes) Extensive range of fitted wardrobes with drawer units. Bay window to front elevation. Laminate flooring.

BEDROOM 2

10'4" x 13'1" (3.15m x 3.99m) Built-in wardrobes in alcoves either side of the chimney breast. Laminate flooring and window to rear elevation.

BEDROOM 3

11'9" x 10'1" (3.58m x 3.07m) Built-in wardrobes. Laminate flooring and window to rear elevation.

BEDROOM 4

7'11" x 7'8" (2.41m x 2.34m) Built-in wardrobes including over bed units. Laminate flooring and window to front elevation.

BATHROOM

9'6" x 5'9" (2.90m x 1.75m) With a beautifully tiled and modern three piece sanitary suite comprising walk-in shower, pedestal hand wash basin and low level w.c. Feature mosaic tiled wall, inset niche in shower, electric chrome heated towel rail which is on remote control on timer and extractor. Two windows to the side elevation.

OUTSIDE

The property is set back from the road with decorative wrought iron railings forming the front boundary. Much of the front has been turned over to provide parking which is part gravel, part concrete with an area of mature planting to one side.

The concrete drive continues through double vehicular gates down the side of the property and approaches the garage.

The rear garden is ideally westerly facing for the afternoon sun with a flagged patio area adjacent to the garden room. With a timber gate providing access from the driveway there are wide and well stocked flower borders and a summerhouse.

GARAGE

A brick garage with metalled corrugated roof with up and over doors. 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).



VIEWS 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.

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