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QUICK & CLARKE
The Property Specialists

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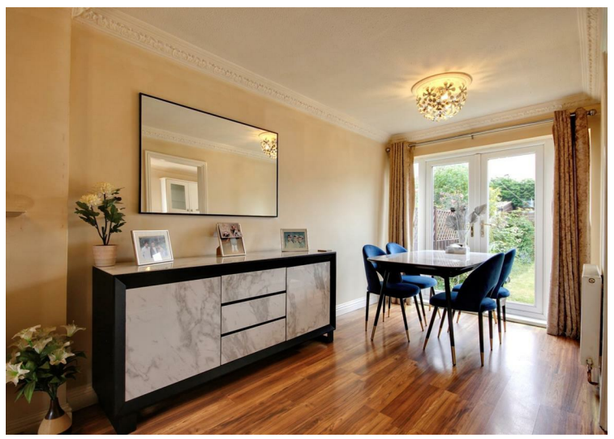

7 Hawkshead Green, Hull HU4 7SZ

Offers Over £185,000

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- Semi-detached house
- Cul-de-sac location
- No Chain
- Open plan receptions
- Three fitted Bedrooms
- First floor Bathroom
- Side driveway
- Enclosed garden
- Viewing is a must
- EPC Rating: D; Council Tax Band: C

Enjoying a cul-de-sac position. This aesthetically pleasing semi-detached house is presented to the market with no onward chain. Offering a blank canvas to add your own design flair within but presented with a superb open plan feel to the ground floor. The property boasts uPVC double glazing and gas central heating and has Lounge/Dining Room, Kitchen, three fitted Bedrooms and a House Bathroom. The driveway to the side provides access to the detached garage. The enclosed garden provides great outdoor space.

Viewing is a must as this area is superb and popular!

LOCATION

Hawkshead Green is located off Westborough Way and is a small cul-de-sac of similar properties. Ideally located for local amenities and facilities and only 2.5 miles from Hull city centre.

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

A door with uPVC glazed inserts leads from the side of the property into:

KITCHEN

9'9" x 8'8" (2.97m x 2.64m)
uPVC double glazed window to the rear elevation, fitted base and wall units in an ivory finish with contrasting work surfaces and tiled splashback, stainless steel oven, stainless steel gas hob and extractor, one and a quarter bowl sink unit with drainer, space for fridge freezer, space and plumbing for washing machine.

LOUNGE/DINING ROOM

22'8" decreasing to 13'6" x 16'7" maximum (6.91m decreasing to 4.11m x 5.05m maximum)
Having two uPVC double glazed picture bay windows to the front elevation, wood laminate flooring, uPVC double glazed French doors leading out into the rear garden, marble fire surround with living flame gas fire, TV aerial point and staircase to the first floor accommodation.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation, linen cupboard and access to loft.

BEDROOM 1

12'8" into recess x 9'3" plus doorwell (3.86m into recess x 2.82m plus doorwell)
uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

9'2" x 9' to wardrobes (2.79m x 2.74m to wardrobes)
uPVC double glazed window to the rear elevation and fitted wardrobes.

BEDROOM 3

7'11" x 7'1" maximum (2.41m x 2.16m maximum)
uPVC double glazed window to the front elevation and fitted wardrobe.

BATHROOM

7'1" x 5'4" (2.16m x 1.63m)
uPVC double glazed window to the rear elevation, three piece modern suite in white comprising panelled bath with shower over and shower rail, pedestal wash hand basin, low level w.c. and tiled splahbacks to wet areas with feature decor tile border.

OUTSIDE

To the front of the property there is a private driveway which extends down the side and a low maintenance garden with ornamental dwarf wall. A gate leads into the rear garden.

The rear garden is predominantly laid to lawn and Southerly facing with well stocked planted borders. There is an outside tap and wrought gates to the head of the drive.

GARAGE

17'3" x 8'11" (5.26m x 2.72m)
Up-and-over door, power and light. A brick built shed is attached measuring 12';5" x 8'10" also with power and light laid on.

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).

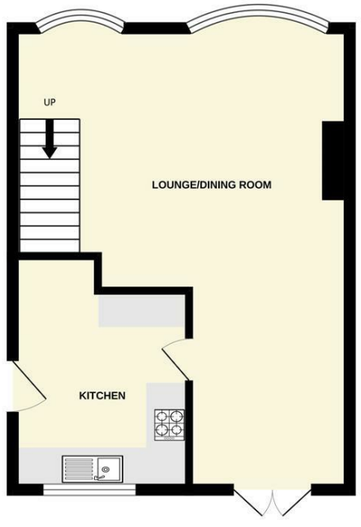
VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

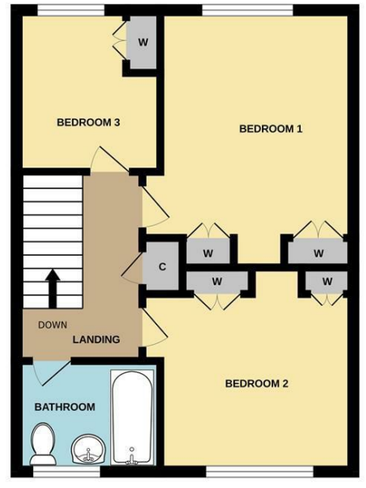
FINANCIAL SERVICES

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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