



QUICK&CLARKE

The Property Specialists

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**11 Ridgeway Road, Hull HU5 5HU**  
**£175,000**

- Traditional bay fronted mid-townhouse
- No onward chain
- Three bedrooms (one fitted)
- Spacious lounge dining room
- Fitted breakfast kitchen
- Downstairs bathroom
- Off street parking to the front
- Larger than average garage to the rear via ten foot
- Viewing an absolute must
- Council Tax Band: B EPC Rating: D

Located within a popular residential area just tucked neatly away off Willerby Road and presented to the market with no onward chain this extended traditional bay fronted townhouse is offered to the market. The property enjoys uPVC double glazing and gas central heating and in brief has entrance vestibule, spacious lounge dining room, breakfast kitchen, downstairs bathroom and to the first floor there are three bedrooms, one of which is fitted. There is parking directly in front of the property and this property also benefits from a larger than average detached garage which is accessed via the ten foot. This property would make an ideal first time buyer purchase or those looking for their next move up where you can add your own design flair within and create spacious, contemporary living at its very best to which only an early viewing would benefit.

LOCATION

Ridgeway Road is located off Willerby Road ideally located with a good range of local amenities and facilities with shops and regular bus service connecting to Hull City centre, Willerby, Cottingham and further afield.

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 VESTIBULE

A uPVC door with glazed inserts leads into the entrance vestibule with staircase leading to the first floor accommodation.

LOUNGE DINING ROOM

24'5" x 11'11" maximum (7.44m x 3.63m maximum) uPVC double glazed bay window to the front elevation. Oak fireplace with granite back and hearth and incorporating living flame gas fire. Access to understairs storage cupboard which houses the utility meters.

BREAKFAST KITCHEN

15'0" x 9'2" decreasing to 8'7" (4.57m x 2.79m decreasing to 2.62m) uPVC double glazed window and door to the rear elevation. Fitted base and wall units with work surfaces and tiled splashbacks. Space and provision for cooking. Sink unit with drainer and mixer tap. A door leads into the bathroom.

BATHROOM

9'7" x 4'11" (2.92m x 1.50m) uPVC double glazed window to the rear elevation. On entry there is a wash hand basin set in vanity with access to the bathroom area which has panelled bath and low level w.c. Tiled splashbacks to wet area.

FIRST FLOOR

LANDING

BEDROOM 1

15'2" x 10'7" from bay to wardrobes (4.62m x 3.23m from bay to wardrobes) uPVC double glazed bay window to the front elevation. Fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

11'7" x 8'5" (3.53m x 2.57m) uPVC double glazed window to the rear elevation.

BEDROOM 3

8'4" x 6'2" (2.54m x 1.88m) uPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is off street parking.

The rear garden is well tended and features lawned area leading down to a brick built detached garage.

DETACHED GARAGE

27'9" x 10'7" (8.46m x 3.23m) Having electric roller door, power and light. Accessed via gated ten foot.

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.

While 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 Measure 12/05