



Quick & Clarke

PROPERTY SPECIALISTS

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784 Hotham Road South, Hull HU5 5LG
£117,500

- Immaculately presented throughout
- Move-in condition
- Modern kitchen & bathroom
- Convenient position opposite local shops
- Larger than average garage
- Council Tax Band: A
- EPC Rating: Awaited

A very characterful and attractive mid-terraced property with a superb homely feel. Situated in an ideal position convenient for the local amenities which sit opposite the property it is also well served by transport links lying just off Willerby Road with the bus stop not more than 160 metres away. With a larger than average garage and well tended gardens to both front and rear viewing of the property is a must !

LOCATION

The property is located in a very convenient location just off Willerby Road and opposite the local shops and amenities. Situated in this extremely popular area of West Hull close to Springhead Park Golf Club and on one of the main arterial roads into the City centre. Bus stops can be found approximately 160 metres from the property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

uPVC front door with ornate glass panels and stairs to first floor accommodation.

LIVING ROOM

13'0" x 13'11" reducing to 8'11" (3.96m x 4.24m reducing to 2.72m)
An attractive living room with window to front elevation. The focal point of the room is a very attractive timber fireplace with Victorian style insert housing gas living flame fire with marble hearth and back.

KITCHEN

13'10" x 6'10" (4.22m x 2.08m)
Offering a good range of wall and base storage units with oak fronts, laminate work surfaces and ceramic tiled splashbacks. Stainless steel gas hob with extractor over, stainless steel one and a half bowl sink and drainer and window overlooking the garden. Space and plumbing for washing machine and fridge freezer. Heated towel rail and door through to utility room.

UTILITY ROOM

6'5" x 6'5" (1.96m x 1.96m)
Used as a music room and with French doors opening onto the rear garden. Further window to side elevation.

FIRST FLOOR

BEDROOM 1

14'0" maximum x 9'11" (4.27m maximum x 3.02m)
Two windows to front elevation. Modern fitted wardrobes with sliding fronts.

BEDROOM 2

8'1" x 7'9" (2.46m x 2.36m)
Window to rear elevation.

BATHROOM

5'9" x 5'5" (1.75m x 1.65m)
Three piece sanitary suite comprising panelled bath with separate thermostatic shower over, vanity unit with back to the unit w.c. and semi-recessed hand wash basin. Tiled walls and floor. Chrome heated towel rail and window to rear elevation.

OUTSIDE

The property is set back from the road with an easy to maintain garden which has been laid under decorative stone chippings.

The rear garden is of good size with a brick sett patio adjacent to the rear of the property and metal framed pergola. An area of lawn is skirted by flowerbeds and to the rear is a larger than average concrete sectional garage.

GARAGE

23'9" x 10'0" (7.24m x 3.05m)
Supplied with light and power. Up and over door which opens onto the ten foot to the rear of the property.

Note: the garage has been split into two parts with one area being used for a bar/music room and the second as a standard garage with an internal door linking both.

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.



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.

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