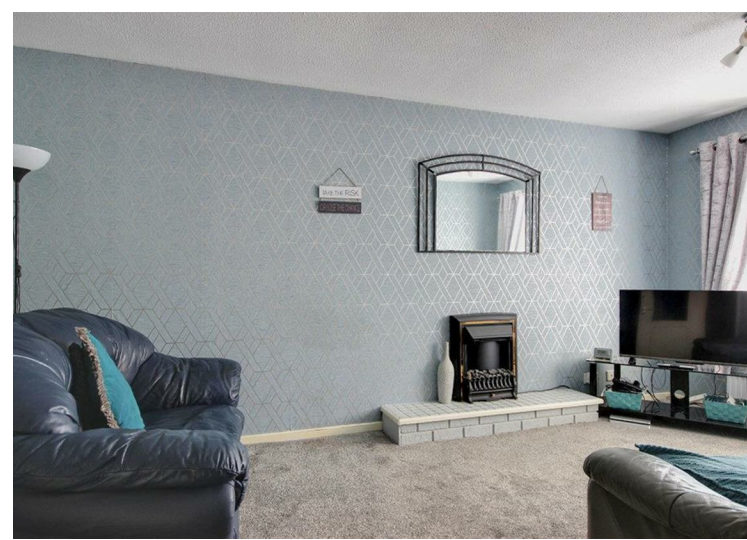




**Quick & Clarke**  
PROPERTY SPECIALISTS

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**2 Laurel Close, Hull HU5 5YL**  
**Offers in the region of £185,000**

- Detached true bungalow
- Small quiet cul-de-sac location
- No forward chain
- In need of some modernisation
- uPVC double glazing and gas central heating
- Two bedrooms (one fitted) and shower room
- Lounge/dining room and kitchen
- Driveway and garage
- Enclosed garden
- Council tax band C. EPC rating D

Enjoying a prime small cul-de-sac location and offered to the market with no chain, we are delighted to present this aesthetically pleasing detached true bungalow.

Offering a blank canvas for the discerning purchaser to add their own stamp, but enjoying uPVC double glazing and gas central heating, the accommodation has entrance hallway, lounge dining room, fitted kitchen, two bedrooms (one fitted), shower room and sunroom enjoying splendid views over the rear garden. The property enjoys a private driveway which leads to a single garage, an enclosed garden to the rear and a well-presented garden to the front.

Viewing is highly recommended to fully appreciate the opportunity on offer with this true bungalow in a great area.

## LOCATION

Laurel Close is located off Maplewood Avenue and Nunburnholme Park which is a small development positioned off Willerby Road. On a bus route and ideally located for amenities and facilities close by on Willerby Road and lying only three miles west from the city centre of Hull.

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

### ENTRANCE HALLWAY

To the side of the property a door with glazed inserts leads into the entrance hallway.

### LOUNGE / DINING ROOM

16'10 x 9'10 (5.13m x 3.00m)  
uPVC double glazed picture bay window to the front elevation, raised hearth with space for electric fire and TV aerial point.

### KITCHEN

10'6 x 8' (3.20m x 2.44m)  
uPVC double glazed window to the front elevation. Fitted base and wall cupboards with worksurfaces and tiled splashbacks, 1 1/4 bowl sink unit with drainer and mixer tap. Space for fridge freezer, space and plumbing for washing machine, space and provision for cooker. Cupboard housing the gas central heating boiler.

### BEDROOM 1

13'1 max x 9'11 max (3.99m max x 3.02m max)  
uPVC double glazed window to the rear elevation. Fitted wardrobes providing hanging and storage facilities.

### BEDROOM 2

9'11 x 8'8 (3.02m x 2.64m)  
Sliding patio door leading into the sun room.

### SUN ROOM

9'5 x 9'2 (2.87m x 2.79m)  
Being of a uPVC construction with French door to garden.

### SHOWER ROOM

5'9 x 5'8 (1.75m x 1.73m)  
uPVC double glazed window to the side elevation. Three piece coloured suite enjoys independent shower cubicle, low level WC and pedestal wash basin with aquaboarding to splashbacks.

### EXTERNAL

To the front of the property is an open aspect lawned garden with planted borders. A side driveway provides off-street parking and leads to the single garage which has up & over door.

The rear garden is well-tended featuring a patio leading down to a lawned garden and offers a relatively good degree of privacy. Fruit trees and greenhouse.

### AGENT'S NOTE

In accordance with the 1979 Estate Agents Act, we would confirm that the vendor of this property is an employee/related to a member of staff of Quick & Clarke.

### 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 are not been tested and no guarantee as to their quality or efficiency can be given. Made with floorplan 0204