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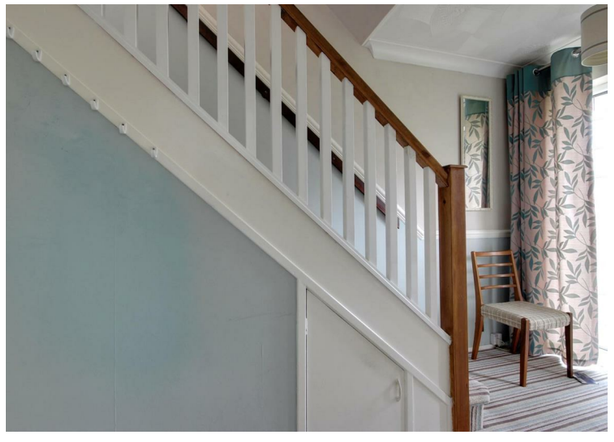
Quick & Clarke

PROPERTY SPECIALISTS

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk







7 Blackthorn Lane, Hull HU10 6RD

Offers in the region of £197,500

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- Extended semi-detached family house
- No onward chain
- Popular location
- Private driveway & garage
- Three bedrooms
- First floor bathroom
- Extended to ground floor, spacious lounge diner and breakfast kitchen
- Enclosed west facing garden
- Council Tax Band: C
- EPC Rating: C

Located within this highly regarded and popular residential area and presented to the market with no chain this aesthetically pleasing semi-detached family home boasts a ground floor extension and a great plot with its own private driveway and single garage. Enjoying uPVC double glazing and central heating the property enjoys spacious hallway, extended lounge dining room with fireplace, extended breakfast kitchen with modern units and to the first floor there are three good size bedrooms and a family bathroom. The property enjoys enclosed west facing garden to the rear providing great outdoor space and parking via the side driveway and garage. Offering a blank canvas for you to add your own design flairs within and create modern family living at its very best to which an early viewing is an absolute must.

LOCATION

Blackthorn Lane is located off Kingston Road and is ideally located for local amenities and facilities that Willerby has to offer.

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

11'8" x 6'11" (3.56m x 2.11m)
uPVC door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation.

LOUNGE DINING ROOM

29'6" x 12'1" decreasing to 10'0" (8.99m x 3.68m decreasing to 3.05m)
Having uPVC double glazed picture bay window to the front elevation and uPVC sliding patio door opening out onto the west facing garden. Adam's style fire surround with living flame gas fire and TV aerial point.

BREAKFAST KITCHEN

16'10" x 8'4" decreasing to 7'0" average (5.13m x 2.54m decreasing to 2.13m average)
Having uPVC double glazed window to the rear and side elevation and uPVC door to garden. Ivory Shaker style base and wall units with work surfaces and tiled splashbacks. Sink unit with drainer and mixer tap, single oven with gas hob and space for fridge freezer.

FIRST FLOOR

LANDING

With uPVC double glazed window to the side elevation and access to loft.

BEDROOM 1

11'2" x 8'7" plus doorwell (3.40m x 2.62m plus doorwell)
uPVC double glazed window to the front elevation. Two sets of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

12'11" decreasing to 11'4" x 8'10" (3.94m decreasing to 3.45m x 2.69m)
uPVC double glazed windows to the rear elevation and two fitted double wardrobes.

BEDROOM 3

8'1" max x 7'1" to wardrobe (2.46m max x 2.16m to wardrobe)
uPVC double glazed window to the front elevation. Fitted double wardrobe providing hanging and storage facilities.

BATHROOM

8'0" x 5'4" (2.44m x 1.63m)
With uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys panelled bath, pedestal wash hand basin and low level w.c. Tiled splashbacks to wet area.

OUTSIDE

To the front of the property is an open aspect lawned east facing garden. A side driveway provides off street parking and leads down to a single detached garage.

The rear west facing garden provides great outdoor space with patio and lawned area and garden shed and offers a relatively good degree of privacy.

SINGLE GARAGE

With up and over door.

SERVICES

Mains water and electricity services are available or connected to the property.

CENTRAL HEATING - ELECTRIC

The property benefits from an electric warm air 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).

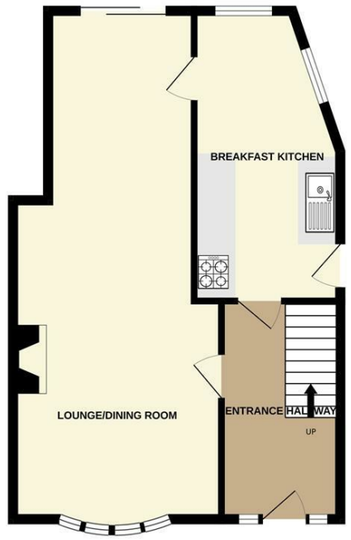
VIEWING

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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