



21 Park Walk, Hull HU4 7QA
£195,000

- Head of cul-de-sac location
- Traditional semi-detached house
- Extended beautifully styled accommodation
- Two reception rooms
- Fabulous living dining kitchen
- Three bedrooms
- Extended first floor bathroom
- Gardens and driveway
- EPC: D

THE PROPERTY

Enjoying a prime head of cul-de-sac location, we are delighted to present to the market this exceptional traditional semi-detached family home. Beautifully presented throughout, a true credit to the current owners, this enhanced, bay fronted, semi-detached house provides space and versatility for the ever growing family. Enjoying uPVC double glazing and gas central heating, the meticulously presented accommodation has entrance hallway, lounge, stunning living dining kitchen, day room, and to the first floor there are three bedrooms and a modern bathroom. The property sits with attractive gardens and there is a private driveway providing off-street parking. Viewing is a definite must on what can only be described as a superb property.

LOCATION

Park Walk is a small cul-de-sac located off Bernadette Avenue and lies within ease of reach of Anlaby Common where a good range of local amenities can be found, with Anlaby Park Retail Park a short drive from the property and bus access both to Willerby Square and Hull City Centre. The property lies approximately four miles west of the city centre of Hull and two miles east from the centre of Willerby.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway having oak flooring and staircase leading to the first floor accommodation. Radiator cabinet. Original stained glass feature side window.

LOUNGE

13'8" into bay x 10'9" max (4.17m into bay x 3.28m max) uPVC double glazed walk-in bay window to the front elevation, attractive oak flooring and TV aerial point.

LIVING DINING KITCHEN

19'8" x 13'10" (5.99m x 4.22m) uPVC double glazed window and uPVC double glazed door to the side elevation.

To the Kitchen area there is an extensive range of modern white gloss base and wall cupboards with granite black worksurfaces, tiled splashbacks and all complemented beautifully by a Travertine tiled floor which flows throughout the rear of the property. There is a central island which houses the stainless steel five ring gas hob and overhead extractor. Neff stainless steel double oven, integrated dishwasher, washing machine and fridge freezer. Beautiful curved edge finish to the kitchen units.

To the Dining area there is access to the under stairs storage cupboard.

DAY ROOM

16'1" x 10'2" (4.90m x 3.10m) With Velux roof windows and uPVC double glazed windows enjoying splendid views over the rear garden, and uPVC double glazed door leading out into the rear garden. A versatile room which could provide a host of uses such as an extra sitting room. Travertine tiled flooring. TV aerial point.

FIRST FLOOR

LANDING

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

BEDROOM 1

14'1" into bay x 11' (4.29m into bay x 3.35m) uPVC double glazed bay window to the front elevation, attractive wood laminate flooring.

BEDROOM 2

10'9" x 8'10" to wardrobes (3.28m x 2.69m to wardrobes) uPVC double glazed window to the rear elevation, full wall of fitted wardrobes and attractive wood laminate flooring.

BEDROOM 3

7'8" x 5'9" (2.34m x 1.75m) uPVC double glazed window to the front elevation.

FAMILY BATHROOM

8'9" x 7'10" decreasing to 6'2" (2.67m x 2.39m decreasing to 1.88m) uPVC double glazed window to the rear elevation. A four piece modern suite in white enjoys low level WC, wash hand basin set in an oak vanity unit, beautiful slipper roll top bath with claw feet and an independent shower cubicle, all beautifully complemented by Travertine tiled walls and floor.

OUTSIDE

To the front of the property there is wrought iron fencing and double gates providing access to the block sett driveway. There is a DETACHED single garage. Side gated access provides entry in to the good size garden. Beautifully maintained. There is a raised patio with planted areas stepping down to the good size lawned garden with planted borders. There is a further patio area with tree and seating area. Shed. The garden provides great outdoor space!

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system. All tiled floor areas have underfloor heating in addition to radiators.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing (Majority).

TENURE

We believe the tenure of the property to be to be Freehold (to 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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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