





The Property Specialists

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77 Manor Road, Hull HU5 5NS
Offers Over £110,000

- Recently reduced
- No Chain!
- Absolutely outstanding throughout!
- Two DOUBLE bedrooms
- First floor modern shower room
- Spacious Lounge/Dining Room
- Modern breakfast kitchen
- off street parking
- Viewing is a must!
- EPC Rating: D

THE PROPERTY

Hidden behind the traditional attractive facade lies an outstanding modernised house! Having been transformed by the current owners to provide modern living at its very best and brought to the market with the added benefit of having no chain! With uPVC double glazing and gas central heating the property enjoys Entrance Vestibule, Lounge/Dining Room, Modern Breakfast Kitchen with built in appliances and downstairs WC. To the first floor the landing leads to TWO DOUBLE bedrooms and a modern shower room. West facing well presented garden completes this stunning home. Viewing is a must to really appreciate this property.

LOCATION

Manor Road is located off Willerby Road which is ideal for the local shops and facilities and lying only two and a half miles West of the city centre of Hull.

Hull which was the City of Culture in 2017 is a diverse city with not only an excellent range of shopping facilities but also a good selection of museums, harbour and Old Town with the Land of Green Ginger with its superb architecture. Hull sits within ease of reach of the motorway networks of A63/M62 with further trunk routes located over the Humber Bridge. With both Public and Private schools locally. The historic market town of Beverley again offers a good range of local shops, a weekly market and the stunning Minster.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE

A uPVC door with glazed inserts leads into the:

ENTRANCE HALLWAY

Having a staircase leading to the first floor accommodation.

LOUNGE/DINING ROOM

20'9" x 13'10" decreasing to 10'10" (6.32m x 4.22m decreasing to 3.30m)
With a uPVC double glazed window to the front elevation and stunning contemporary wood laminate flooring flowing throughout and a TV aerial point. Access to the understairs storage cupboard which houses the utility meters.

BREAKFAST KITCHEN

13'7" decreasing to 10'6" x 11'3" (4.14m decreasing to 3.20m x 3.43m)
With a uPVC double glazed window and door to the rear elevation. An extensive range of modern Shaker style base and wall units with contrasting work surfaces, stainless steel built in electric oven with stainless steel gas hob and stainless steel chimney extractor with glass splashback, space and plumbing for washing machine, one and a quarter bowl sink unit with drainer and mixer tap, integrated dishwasher and integrated fridge and freezer.

DOWNSTAIRS WC

Low level WC.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM 1

11'7" maximum x 11'6" maximum (3.53m maximum x 3.51m maximum)
With a uPVC double glazed window to the front elevation and modern fitted wardrobes with mirrored fronts providing hanging and storage facilities.

BEDROOM 2

8'2" x 8'1" (2.49m x 2.46m)
With a uPVC double glazed window to the rear elevation.

SHOWER ROOM

5'3" x 5'0" (1.60m x 1.52m)
With a uPVC double glazed window to the rear elevation, a three piece modern suite in white consists of a good sized independent shower cubicle with Aquaboard splashbacks, attractive white with chrome fittings vanity unit housing a low level WC and wash hand basin.

OUTSIDE

To the front of the property is off road parking . The rear garden is West facing and is beautifully tended enjoying an extensive lawned garden with well stocked borders. At the head of the garden is a hard standing which currently houses a timber wooden shed with a gate to the ten foot.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has uPVC double glazing.



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 floor plan 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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