



**QUICK & CLARKE**  
The Property Specialists

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



**90 Cardigan Road, Hull HU3 6XE**  
**Offers Over £125,000**



- Traditional town house
- NO CHAIN!
- Double storey extension
- THREE bedrooms
- ONE reception
- Breakfast kitchen
- Well tended garden
- Private parking to the front
- Viewing is a must!
- EPC: D

#### THE PROPERTY

Located within this popular area, and an ideal first time purchase, this well presented traditional town house boasts a DOUBLE storey extension. Offered with the added benefit of having no chain this superb home enjoys uPVC double glazing and gas central heating. On entering the Entrance Vestibule, Lounge/Dining Room, modern Breakfast Kitchen and to the first floor the Landing leads to THREE Bedrooms and a modern House Bathroom. Well tended gardens and private parking to the front. Viewing is a must to really enjoy what this lovely home has to offer!

#### LOCATION

Cardigan Road is located off Anlaby Road and lies within ease of reach of all the local amenities and within great commutable distance to Hull city centre and the connecting A63/M62. Hull city centre is one and half miles from the property.

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

A uPVC door with glazed inserts leads into:

##### SMALL ENTRANCE PORCH

Door leading into:

##### ENTRANCE VESTIBULE

Staircase to the first floor accommodation and door into:

##### LOUNGE/DINING ROOM

24'10" x 15'3" decreasing to 12' (7.57m x 4.65m decreasing to 3.66m)

uPVC double glazed bay window to the front elevation, picture rail, coving to ceiling, TV aerial point, modern granite fireplace with living flame gas fire and access to an understairs storage cupboard off the dining room providing access to the utility meters.

##### BREAKFAST KITCHEN

12' x 9'9" (3.66m x 2.97m )

uPVC double glazed window and door to the rear elevation, extensive range of fitted base and wall cupboards with work surfaces and tile splashbacks, ceramic hob with stainless steel electric oven and extractor, sink unit with drainer and mixer tap, space and plumbing for washing machine, space for fridge and freezer.

##### FIRST FLOOR

##### LANDING

Fixed staircase leading to the loft area.

##### BEDROOM 1

15'3" maximum x 13' maximum (4.65m maximum x 3.96m maximum)

uPVC double glazed window and an additional window to the front elevation.

##### BEDROOM 2

13'9" x 6'6" extending to 8'10" (4.19m x 1.98m extending to 2.69m)

uPVC double glazed window to the rear elevation.

##### BEDROOM 3

9'11" x 5'3"1 (3.02m x 1.60m0.30m)

uPVC double glazed window to the rear elevation.

##### BATHROOM

8'10" x 8' (2.69m x 2.44m)

Four piece modern suite in white comprising low level w.c., pedestal wash hand basin, panelled bath and independent shower cubicle, fully tiled walls and extractor.

##### LOFT AREA

13'6" x 11'4" average (4.11m x 3.45m average)

Velux roof window and access to eaves storage.

Prospective purchasers should note that this is being sold as loft area only and there are no regulations in situ.

##### OUTSIDE

To the front of the property there is private parking for two vehicles.

The rear garden is beautifully presented featuring a lawn with stocked borders and garden shed.

##### 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 (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 pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

##### 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.

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. Made with Metropix ©2020