



20 Julian Close, Hull HU5 5JB
£129,950

- Semi-detached house
- No chain!
- Three double bedrooms
- Newly fitted kitchen
- Lounge/Dining room
- Buyer to complete the renovation
- Add your own design flair within
- Good size garden
- Viewing a must
- EPC: D

This traditional semi-detached house is presented to the market with no chain. The property has been subject to a renovation project to which is now being sold as is. There are still works the buyer needs to carry out but this can be done to their taste and requirements. The accommodation has entrance hallway, lounge/dining room, newly fitted kitchen with built-in appliances and to the first floor the landing leads to three double bedrooms, house bathroom and separate WC. The house enjoys a spacious plot with outhouse which has electrics and plumbing. This property awaits its new owners to complete the transition into a superb family home. Viewing is recommended.

LOCATION

Julian Close is located off Springfield. Positioned only 4 miles West from Hull with a good range of amenities on Willerby Road and indeed Willerby which is two miles from the property and Anlaby retail park.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A door leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and access to the downstairs storage cupboard.

LOUNGE/DINING ROOM

21'1" x 11'1" decreasing to 9'4" (6.43m x 3.38m decreasing to 2.84m)

uPVC double glazed windows to the front and rear aspects.

KITCHEN

14' maximum x 8'7" maximum (4.27m maximum x 2.62m maximum)

uPVC double glazed window to the rear elevation and door into garden, newly fitted ivory Shaker style base and wall units with work surfaces, gas hob with single oven and stainless steel sink unit, space for fridge freezer and access to understairs storage cupboard.

FIRST FLOOR

LANDING

Access to loft and two useful storage cupboards.

BEDROOM 1

11'9" x 11'4" (3.58m x 3.45m)

uPVC double glazed window to the front elevation.

BEDROOM 2

11'8" x 7' (3.56m x 2.13m)

uPVC double glazed window to the side elevation and fitted storage cupboard.

BEDROOM 3

9' x 8' (2.74m x 2.44m)

uPVC double glazed window to the rear elevation and fitted storage cupboard.

BATHROOM

7'3" x 5'6" (2.21m x 1.68m)

uPVC double glazed window to the rear elevation. The bathroom is not completed but we are advised that plumbing is in place for anyone to complete. The bathroom is sold 'as seen'.

SEPARATE WC

uPVC double glazed window to the rear elevation and low level w.c.

OUTSIDE

To the front of the property there is an open plan lawned garden. There may be the option of creating a dropped kerb to the side of the property to provide parking (subject to the necessary permissions).

The rear garden is of good proportions and predominantly laid to lawn. There is a garden shed and store. The brick store has power and plumbing within.

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 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.

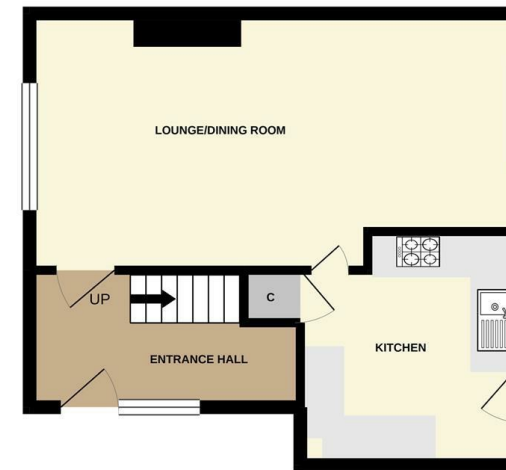
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

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.

GROUND FLOOR



1ST FLOOR



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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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.