



115 Newland Park, Hull HU5 2DT
£415,000

- Imposing Semi-Detached Family Home
- Over 2,100 Square Feet
- Well presented throughout!
- Three Receptions
- Kitchen & Utility
- Five Bedrooms
- Two Bathrooms and downstairs WC
- Private parking on driveway
- Well tended Gardens
- EPC: D

This imposing semi-detached family home is located in one of Hull's finest residential areas. Offering space and versatility with over 2,100 square feet and having been lovingly maintained by the current family for many years, which truly speaks volumes about the property and area! Enjoying majority double glazing and gas fired central heating the well presented accommodation provides Entrance Lobby with Cloaks off, THREE Reception Rooms, Fitted Kitchen and a Utility Room. To the first floor the spacious landing leads to FIVE Bedrooms and TWO Bathrooms. The driveway provides ample off street private parking. There is something truly enchanting about this property and we most highly recommend a viewing to fully appreciate what a lovely family home this is!

LOCATION

Newland Park is a hidden gem located just off Cottingham Road. An exclusive area of bespoke individually designed properties, lying within ease of reach of the Avenues and only 2 1/2 miles from the city centre of Hull. The official name for Hull is KINGSTON UPON HULL and it is Yorkshire's only waterfront city. The city is well known for its white telephone boxes, the Humber Bridge and its connections with poet Philip Larkin and pioneering English Pilot Amy Johnson. With an extensive range of shopping facilities, entertainment facilities, the Old Town and its Land of Green Ginger, the city is a superb mixture of modern and historic interest. The city centre provides access to the A63/M62 motorway with further trunk routes located over the Humber Bridge. Hull rightly won the City of Culture in 2017 with so many beautiful places of interest to view. The marina shows some great boats and yachts off with the recently re-developed fruit market now with a host of eateries, local delis and small businesses – a great diverse place to walk around and take in all the city has to offer!

THE ACCOMMODATION COMPRISSES

GROUND FLOOR

ENTRANCE PORCH

A beautiful original wooden door with attractive glazed inserts leads into the entrance porch.

DOWNTAIRS WC

Double glazed window to the front elevation. Vanity unit housing the low level WC and wash hand basin and a storage cupboard.

ENTRANCE HALLWAY

A spacious entrance hallway with return staircase and balustrade leading to the first floor accommodation, access to the understairs storage cupboard which houses the utility meters. Stained glass insert to internal door.

LOUNGE

18'10 x 16'8 max (5.74m x 5.08m max)
(18'10 x 16'8 into bay decreasing to 14') Double glazed bay window with undisturbed views over the rear garden and French door opening out into the rear garden. Fitted base storage cupboards to the chimney recesses, double doors lead into the dining room. Stone fireplace housing the gas fire.

DINING ROOM

16'9 max x 14'2 (5.11m max x 4.32m)
(16'9 into bay decreasing to 14'3 x 14'2) Double glazed walk-in bay window to the front elevation.

KITCHEN

14'3 x 11'10 (4.34m x 3.61m)
Double glazed window overlooking the rear garden. An extensive range of fitted base and wall units with worksurfaces and tiled splashbacks. Double electric oven with gas hob and extractor. Breakfast bar and space for fridge, sink unit with drainer. An opening leads into the breakfast room. Modern wood laminate flooring flows throughout this area and in to the breakfast room.

BREAKFAST ROOM

14'3 x 6'10 (4.34m x 2.08m)
French door leading out into the rear garden.

UTILITY ROOM

14'2 x 6'10 (4.32m x 2.08m)
Double glazed window to the side elevation and door leading out to the side of the property. Modern fitted base and wall units with worksurfaces, sink unit with drainer, space and plumbing for washing machine and space for tumble drier.

FIRST FLOOR

LANDING

A stunning stained glass leaded picture double glazed window to the front elevation and linen cupboard. Access to the loft via a pull down ladder. The loft has velux roof with power and light. Access to eaves. This area could provide further bedrooms subject to planning as there is a good loft area space.

BEDROOM 1

17' max x 14' (5.18m max x 4.27m)
Double glazed window to the rear elevation, fitted wardrobes provide hanging and storage facilities.

BEDROOM 2

17'5 max x 12'9 (5.31m max x 3.89m)
(17'5 into bay x 12'9 to wardrobes) Double glazed walk-in bay window to the front elevation, fitted wardrobes provide hanging and storage facilities.

BEDROOM 3

14'1 x 9'10 max (4.29m x 3.00m max)
Double glazed window overlooking the rear garden and fitted wardrobes provide hanging and storage facilities.

BEDROOM 4

10'10 x 8'10 (3.30m x 2.69m)
Double glazed windows to the both side and rear elevations.

BEDROOM 5

8'11 x 8'6 (2.72m x 2.59m)
Double glazed window to the front elevation.

SHOWER ROOM

6'10 x 5'2 (2.08m x 1.57m)
Double glazed window to the side elevation. Modern three piece suite enjoys independent shower cubicle, low level WC and pedestal wash hand basin with tiling to wet areas.

BATHROOM

6'2 x 8'6 (1.88m x 2.59m)
Double glazed window to the front elevation. Two piece suite enjoying panelled bath and pedestal wash hand basin. Tiled to wet areas.

SEPARATE WC

Double glazed window to the front elevation. Low level WC. Tiled splash backs.

EXTERNAL

To the front of the property there is a private driveway providing ample off street parking. The garden area is planted.

A gated entry leads down the side of the property into a good sized rear garden offering a relatively good degree of privacy, and being of a well maintained established appearance. With patio area leading down to a vast lawned garden with well stocked borders. Outside garden store located at the head of the garden.

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 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 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.

Agents Note

Prospective purchasers should be aware that there is planning permission for the erection of a property in the land beyond the garden. We have been advised by the vendor that the new dwelling will not be any higher than the height of a garage so will not affect this property. Further information can be sought from your solicitor and from Hull City Council planning site. Planning reference 21/00995/FULL this can be viewed on Hull Council website.

All trees in the area are subject to a conservation area and therefore for any removal of any tree permission must be sought, This applies to the entire area.



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 only. 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 Cottingham Office on 01482 844444 . 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.