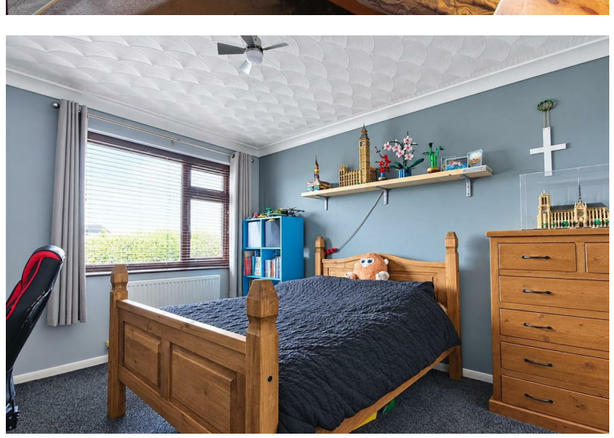
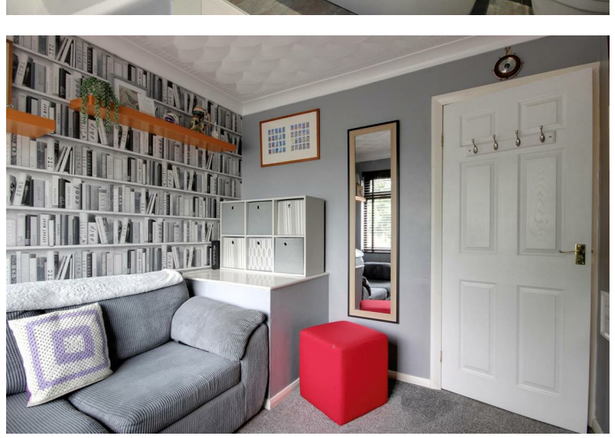







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Quick & Clarke

PROPERTY SPECIALISTS

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SALE READY




19 Marydene Drive, Hull HU6 7TB

£260,000

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- Cul-de-sac location
- Superbly presented semi-detached family home
- Superb living dining kitchen with a host of built in and integrated appliances
- Spacious lounge
- Three bedrooms (one fitted)
- Modern four piece bathroom
- Loft area
- Attached driveway and single garage; EV charging point
- Superb garden with covered seating area
- EPC: C Council Tax: C

Located in the sought-after cul-de-sac of Marydene Drive in Hull, this charming semi-detached family home offers a delightful blend of comfort and modern living. The property is ideally situated for easy access to the vibrant towns of Cottingham and Beverley, as well as Hull City Centre, making it perfect for families and professionals alike.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, providing a perfect space for relaxation. The heart of the home is undoubtedly the impressive living dining kitchen, which boasts a range of built-in and integrated appliances, making it a joy for those who love to cook and entertain.

The first floor features three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, ensuring ample storage space. A modern four-piece bathroom completes this level, offering both style and functionality. Additionally, a fixed staircase leads to a loft area, providing further potential for storage or conversion, subject to regulations.

Outside, the property is complemented by well-maintained gardens that offer a wonderful outdoor space for both play and relaxation. A covered entertainment area is perfect for al fresco dining or unwinding in the fresh air. The attached driveway leads to a single garage, providing convenient off-street parking.

This home is truly ready to welcome its new owners, and an early viewing is highly recommended to fully appreciate all that it has to offer. Don't miss the opportunity to make this lovely property your own!

LOCATION
Marydene Drive is located off Inglemire Lane and lies within ease of proximity to Beverley Road where a good range of local amenities can be found within close proximity and regular bus service connecting to Hull.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
13'10" x 6'8" (4.22m x 2.03m)
A uPVC door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation and access to understairs storage cupboard which houses the utility meters.

LOUNGE
16'8" into bay decreasing to 14'6" x 12'8" (5.08m into bay decreasing to 4.42m x 3.86m)
uPVC double glazed walk-in bay window to the front elevation. Recessed fireplace, TV aerial point and double doors leading to the living dining kitchen.

LIVING DINING KITCHEN
12'2" decreasing to 11'2" x 18'0" (3.71m decreasing to 3.40m x 5.49m)
Two sets of uPVC double glazed French doors opening out into the rear garden. To the kitchen area there is an extensive range of gloss fronted soft close units with quartz work surfaces, induction hob with suspended chimney extractor over and twin Neff ovens (one a combination microwave/oven) and warming drawer. Integrated fridge freezer and dishwasher. Cupboard housing space and plumbing for washing machine.

FIRST FLOOR

LANDING
With fixed staircase leading to the loft area.

BEDROOM 1
13'3" from wardrobes to bay x 8'8" to wardrobes (4.04m from wardrobes to bay x 2.64m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2
12'8" x 9'3" (3.86m x 2.82m)
With uPVC double glazed window to the rear elevation.

BEDROOM 3
9'6" max x 8'9" (2.90m max x 2.67m)
With uPVC double glazed window to the front elevation.

BATHROOM
8'5" x 8'1" (2.57m x 2.46m)
With uPVC double glazed window to the rear elevation. Modern four piece suite in white enjoys panelled bath with central taps, low level w.c., wash hand basin set in vanity and walk-in shower. Fully tiled walls to wet area.

LOFT AREA
This area has power and light and velux roof window. There are storage cupboards to the eaves. The loft conversion does not have building regulations so is being marketed as loft area.

OUTSIDE
To the front of the property and extending to the side is a driveway providing off street parking with the added benefit of an EV charging point.

The rear garden is beautifully designed for ease of maintenance with raised railway sleepers housing the borders and a covered paved pergola seating area with log burner ideal for relaxing and outside entertaining. There is a built in entertainment area which house a built in gas bbq and space for outdoor fridge. A great party area!

SINGLE GARAGE
With up and over door.

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 (this will be confirmed by the vendor's solicitor).

VIEWING
Contact the agent's Cottingham office on 01482 844444 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 the 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 Cottingham office on 01482 844444 or email cottingham@qandc.net

AGENTS NOTES
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



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 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.