





The Property Specialists

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**75 Tudor Drive, Hull HU6 9UF**  
**Offers Over £127,500**

- Modern semi detached house
- No Chain!
- Three bedrooms
- First floor bathroom
- uPVC double glazing
- Gas central heating
- Low maintenance garden
- Side Driveway & Garage
- Viewing is a must!
- EPC Rating: D

This property awaits new owners to add their own design flair and make it their home. Located at the head of this small development we present to the market this well maintained semi-detached house which has no forward chain. Enjoying uPVC glazing and gas central heating (new boiler), the well presented accommodation consists of Entrance Porch, Lounge, Kitchen and to the first floor the landing leads to THREE bedrooms and a modern bathroom. There is a side driveway providing ample off street parking and leading down to the single garage. The rear garden offers a good degree of privacy and is designed for ease of maintenance.

LOCATION

Tudor Drive is located off Hall road approaching Beverley High Road just before Tesco supermarket. Proceed down the development and number 75 is located at the head. Within walking distance of Tesco supermarket and bus stops connecting to Hull, Beverley and Cottingham. Kingswood retail park is located 1 1/2 miles from the property where a further range of amenities and facilities can be located. Hull City centre is 3 1/2 miles south of the property. A superbly located property with car/bus access to Beverley, Cottingham and Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE

A uPVC door with glazed inserts leads into the:

ENTRANCE LOBBY

With door leading into the:

LOUNGE

14'11" x 13'3" decreasing to 10'3" to staircase (4.55m x 4.04m decreasing to 3.12m to staircase )  
With a uPVC double glazed window to the front elevation, wood laminate flooring and TV aerial point. An opening leads into the:

BREAKFAST KITCHEN

13'3" x 9'9" (4.04m x 2.97m )  
With a uPVC double glazed window and door to the rear elevation. An extensive range of traditional oak fronted base and wall units with peninsular units separating the breakfast area from the kitchen, contrasting work surfaces and tiled splashbacks, double oven with gas hob and extractor, sink unit with drainer, space and plumbing for washing machine and space for fridge freezer.

FIRST FLOOR

LANDING

With access to the loft.

BEDROOM 1

10'1" x 7'9" plus doorwell (3.07m x 2.36m plus doorwell )  
With a uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

10'9" x 4'5" to wardrobes (3.28m x 1.35m to wardrobes )  
With a uPVC double glazed window to the rear elevation, modern fitted wardrobes providing hanging and storage facilities and wood laminate flooring.

BEDROOM 3

9'8" decreasing to 7'9" x 6'9" (2.95m decreasing to 2.36m x 2.06m )  
With a uPVC double glazed window to the rear elevation.

FAMILY BATHROOM

7'0" x 5'11" (2.13m x 1.80m )  
With a uPVC double glazed window to the side elevation, a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with tiled splashbacks to wet area.

OUTSIDE

To the front of the property is an open plan garden. A side driveway provides ample off street parking and leads down to a:

SINGLE GARAGE

With up and over door.

REAR GARDEN

The rear garden offers a good degree of privacy and is designed for low maintenance providing a great outside entertainment area and the perfect backdrop to this superb home. Well stocked and maintained borders with an array of shrubbery and planting.

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.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor’s solicitor).

VIEWING

Contact the agents Cottingham office on 01482 844444 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 Cottingham office on 01482 844444. 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.



VIEWS 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.

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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