



394 Greenwood Avenue, Hull HU6 8AS
£125,950

- Traditional semi-detached house
- No forward chain!
- uPVC double glazing and gas central heating
- Spacious Lounge Dining Room
- Modern Kitchen
- Modern Shower Room
- Three Bedrooms
- Lovely gardens
- On street parking
- EPC: D Council Tax: A

This traditional semi detached house has been lovingly looked after for many years. Now offered to the market with no forward chain the well presented accommodation enjoys Entrance Hallway, downstairs Shower Room, spacious Lounge Dining Room, modern Kitchen. To the first floor the landing leads to THREE Bedrooms. Parking is on street; there are off road communal facilities on a first come first served basis. The gardens are beautifully maintained. Viewing is a definite must!

LOCATION

Greenwood Avenue is located in North Hull and lies within ease of reach of the village of Cottingham. Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase to the first floor accommodation. Door into:

SHOWER ROOM

10'9 x 6'5 (3.28m x 1.96m)
Modern three piece suite in white enjoys independent shower cubicle, low level WC and pedestal wash basin. Wall-mounted gas central heating boiler and uPVC double glazed window to the rear elevation.

LOUNGE DINING ROOM

21'4 x 11'5 (6.50m x 3.48m)
uPVC double glazed window to the front elevation. Feature fireplace with living flame gas fire and granite back and hearth, dado rail and coving to ceiling.

KITCHEN

10'11 x 9' (3.33m x 2.74m)
Modern fitted base and wall units with worksurfaces and tiled splashbacks. Stainless steel four ring gas hob with matching chimney extractor and single oven. 1 1/4 bowl sink unit with drainer, space and plumbing for washing machine, space for fridge freezer. uPVC double glazed windows to the rear and side elevations and uPVC door with glazed inserts leads into the side garden.

FIRST FLOOR LANDING

BEDROOM 1

13'6 x 8'3 (4.11m x 2.51m)
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities with fitted drawers and overhead units.

BEDROOM 2

11'1 x 7'3 (3.38m x 2.21m)
uPVC double glazed window to the rear elevation, fitted wardrobes with overhead units providing hanging and storage facilities.

BEDROOM 3

8'11 x 7'8 (2.72m x 2.34m)
uPVC double glazed window to the rear elevation.

EXTERNAL

To the front of the property there is a dwarf brick wall with wrought iron fencing and a gate onto the path to the front door leading under a timber pergola arch. A low maintenance garden but with well-stocked borders providing a kaleidoscope of colour and texture. Gated side entry leads into the side and rear gardens.

The side garden has a timber shed and patio with a large border. The rear garden has a central path, patio area and is predominantly laid to lawn with a hardstanding area. There is an additional garden shed and a greenhouse.

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



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.

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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