Quick & Clarke
PROPERTY SPECIALISTS

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2 Farrier Close, Kingswood, Hull HU7 3DW

Offers in the region of £360,000

Beverley | Cottingham | Hornsea | Willerby

- Detached family home
- Beautifully presented throughout
- Positioned on the edge of the development
- Spacious Lounge with dual aspect
- Modern living dining room with views of the garden and host of built in appliances
- Four DOUBLE bedrooms
- Two bathrooms and ground floor WC
- Enclosed garden
- Private driveway and single garage
- EPC: Awaited Council Tax: E

Enjoying a prime development location and a great plot, we are delighted to present to the market this truly exceptional detached family home. Within stylish modern elevations extending to in excess of 1300 square feet. With uPVC double glazing and gas central heating the accommodation enjoys entrance hallway with WC off, superb lounge with dual aspect. modern living dining kitchen with a host of built in and integrated appliances and walk in superb seating area with French doors to garden and utility room. To the first floor the landing leads to four double bedrooms and two bathrooms. The gardens provide great outdoor space and to the rear of the property there is a driveway and single garage.

Viewing is an absolute must!

LOCATION

Farrier Close is located off Grosvenor Road in Kingswood and lies within ease of reach of the local village green which has a good range of facilities for locals, schooling and doctors/medical centre and lies within ease of reach of the Kingswood Retail Park. There is a bus service connecting to further afield with ease of access to Beverley, Cottingham and Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A composite door with glazed inserts leads into entrance hallway having tiled floor and staircase leading to the first floor accommodation. Double doors lead into the lounge.

LOUNGE

20'11" x 10'10" (6.38m x 3.30m)
With uPVC double glazed walk-in bay window to the side elevation and uPVC double glazed window to the front elevation. TV aerial point.

LIVING DINING KITCHEN

20'11" x 17'9" decreasing to 11'3" (6.38m x 5.41m decreasing to 3.43m)
Walk-in seating area measuring 9'5" x 6'6" having uPVC double glazed window to the front elevation and uPVC double glazed French doors with side window and two Velux roof windows to the seating area. There is an extensive range of ivory gloss base and wall units with work surfaces and splashbacks, peninsular base unit housing the one and a quarter bowl sink unit with drainer and mixer tap, gas hob with electric fan oven, integrated fridge freezer and integrated dishwasher. Attractive wood laminate flooring flows throughout this area.

UTILITY ROOM

7'0" x 6'6" (2.13m x 1.98m)
Door to rear. Fitted units with sink unit and gas central heating boiler.

FIRST FLOOR

LANDING

With access to loft, uPVC double glazed window to the rear elevation and linen cupboard.

BEDROOM 1

14'5" decreasing to 10'1" x 12'6" (4.39m decreasing to 3.07m x 3.81m)
uPVC double glazed window to the front elevation. TV aerial point and door into en-suite.

EN-SUITE

uPVC double glazed window to the side elevation. Three piece modern suite in white enjoying independent shower cubicle, wash hand basin and low level w.c. Tiled splashbacks to wet area and extractor.

BEDROOM 2

12'5" x 9'2" increasing to 11'3" into doorwell (3.78m x 2.79m increasing to 3.43m into doorwell)
uPVC double glazed window to both the front and side elevations.

BEDROOM 3

11'3" x 8'3" (3.43m x 2.51m)
uPVC double glazed window to the rear and side elevations.

BEDROOM 4

8'11" x 8'8" (2.72m x 2.64m)
uPVC double glazed window to the front elevation and built-in single bed with storage.

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.

BATHROOM

8'2" x 6'2" (2.49m x 1.88m)
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys panelled bath with gravity showerhead, low level w.c. and pedestal wash hand basin. Tiled splashbacks to wet area.

OUTSIDE

The property enjoys a superb plot encased with side garden, small front area and to the side a private driveway providing off street parking and leading to the brick built garage.

The rear garden is beautifully tended with lawned garden, patio and planted borders creating a good degree of privacy and perfect outdoor space.

SINGLE GARAGE

Up and over door, power and light.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

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

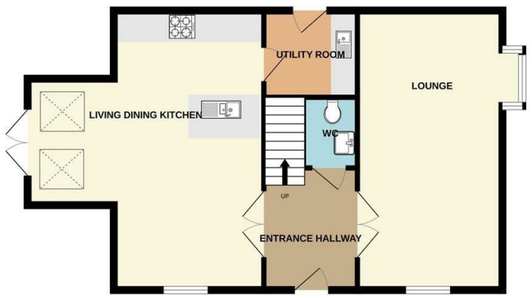
VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

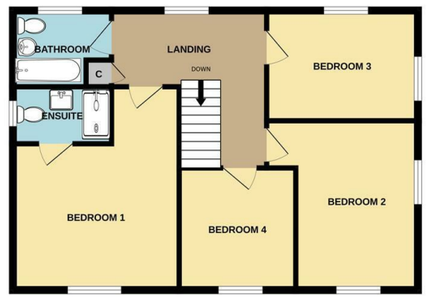
FINANCIAL SERVICES

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

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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