



QUICK&CLARKE

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161 Axminster Close, Hull HU7 4SE
£79,950

- Traditional townhouse
- Courtyard setting
- Three bedrooms
- First floor bathroom and downstairs WC
- Dining kitchen
- Spacious lounge
- Low maintenance gardens
- Council Tax Band A
- EPC Rating awaited

Enjoying a courtyard location this ideal first time buyer property is now available to view. Having been home for many years to the current owners who have thoroughly enjoyed living here and are now downsizing.

The property itself has welcoming entrance hallway, downstairs WC, lounge, dining kitchen and lobby with storage. To the first floor are three good sized bedrooms and a family bathroom. The gardens are designed for ease of maintenance and have a useful outside store.

A truly spacious property ready for its new owners to add their own stamp in the popular location.

LOCATION

Axminster Close is located on Bransholme and lies within ease of reach of the Kingswood retail facilities and also North Point Shopping Centre. Local buses serve the area and the property lies approximately three miles from the centre of 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 LOBBY

A door with glazed inserts leads into entrance lobby giving access to the dining kitchen.

DINING KITCHEN

18'6 x 9'3 (5.64m x 2.82m)
Sealed unit double glazed windows to the front elevation, fitted base and wall units in traditional oak with worksurfaces and splashbacks, provision for cooking, 1 1/4 bowl sink unit with drainer. A door leads into:

HALLWAY

Staircase leading to the first floor accommodation and wood laminate flooring. Cupboard housing the central heating boiler.

DOWNSTAIRS WC

Low level WC and pedestal wash hand basin.

LOUNGE

15'9 x 10'8 decreasing to 9' (4.80m x 3.25m decreasing to 2.74m)
Patio doors opening into the rear garden and sealed unit double glazed window to the front. Marble fireplace with flame effect fire and TV aerial point.

FIRST FLOOR

LANDING

With airing cupboard.

BEDROOM 1

15'9 x 7'11 max (4.80m x 2.41m max)
Sealed unit double glazed window to the front elevation.

BEDROOM 2

9'7 x 9'8 (2.92m x 2.95m)
Sealed unit double glazed window to the front elevation and fitted wardrobes.

BEDROOM 3

6'8 plus doorwell x 7'2 to wardrobes (2.03m plus doorwell x 2.18m to wardrobes)
Sealed unit double glazed window to the front elevation and sliding door wardrobes.

BATHROOM

6'8 x 5'9 (2.03m x 1.75m)
Sealed unit double glazed window to the rear elevation, three piece suite with panelled bath, low level WC and pedestal wash hand basin with tiled splashbacks.

EXTERNAL

There are low maintenance gardens to the front and rear with fenced and gated boundaries.

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).

COUNCIL TAX

The Council Tax Band for this property is Band A.

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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.