Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

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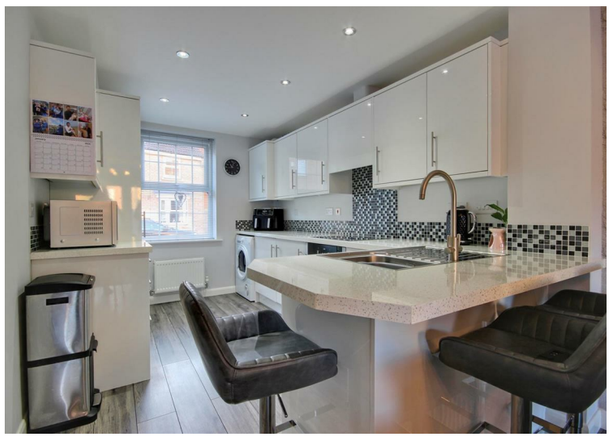

16 Greenwich Park, Hull HU7 3FQ

Offers in the region of £230,000

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- Modern detached house
- Enhanced by the current owner
- Stunning accommodation throughout
- Outstanding open plan living
- Three good size Bedrooms
- Two Bathrooms
- Low maintenance gardens
- Driveway & Garage
- Viewing is a must!
- EPC: C Council Tax: D

Located within this popular residential area , this beautifully enhanced and presented modern detached house is offered to the market. Enjoying uPVC double glazing and gas central heating the property enjoys Entrance Hallway, Downstairs WC, open plan Living Dining Kitchen with French doors opening in to the garden. To the first floor there are three good size Bedrooms; Bedroom one with En Suite and a modern House Bathroom. The gardens are designed for ease of maintenance and provide great outdoor useable space. A driveway provides off-street parking and leads to the integral single garage. Simply ready to key turn and enjoy living in this stunning property!

LOCATION

Greenwich Park lies in the heart of Kingswood Parks, ideally located for the outlets and entertainment areas in Kingswood, and accessibility to Beverley, Hull and further afield by the A1079. Lying approximately 4 miles north from the city centre of Hull.
Hull which was the City of Culture in 2017 is a diverse city with not only an excellent range of shopping facilities but also a good selection of museums, Harbour and Old Town with the Land of Green Ginger with its superb architecture. Hull sits within ease of reach of the motorway networks of A63/M62 with further trunk routes located over the Humber Bridge. With both Public and Private schools locally. The historic market town of Beverley again offers a good range of local shops, a weekly market and the stunning Minster.

THE ACCOMMODATION COMPRISES

GORUND FLOOR

A door leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation. Door ito:

W.C.

Low level w.c. and pedestal wash hand basin, uPVC double glazed window to the side elevation.

LIVING/DINING KITCHEN

26'3" x 15'6" decreasing to 8'" (8.00m x 4.72m decreasing to 2.44m)

KITCHEN AREA

12'8" x 8'3" (3.86m x 2.51m)
uPVC double glazed window to the front elevation, an extensive range of contemporary white gloss base and wall units with contrasting work surfaces and superb complementing mosaic tile splashbacks, space and plumbing for washing machine, attractive wood laminate flooring, sink unit with drainer and mixer tap set into a breakfast bar area, single electric oven with electric induction hob and extractor, and cupboard housing the gas central heating boiler.

LOUNGE/DINING AREA

13'6" x 15'6" (4.11m x 4.72m)
uPVC double glazed windows to the rear elevation and uPVC double glazed French doors opening out into the rear garden, modern fireplace with electric flame effect fire, and access to understairs storage cupboard. A superb room providing great space and versatility having a superb open aspect.

FIRST FLOOR

LANDING

Access to linen cupboard.

BEDROOM 1

17'1" x 9'1" (5.21m x 2.77m)
uPVC double glazed window to both the front and rear elevations, modern fitted furniture comprising wardrobes, dressing table and drawers. Door into:

EN-SUITE

Modern three piece suite in white comprising independent shower cubicle, low level w.c. and wash hand basin set in vanity unit, electric shower in cubicle, towel radiator and extractor.

BEDROOM 2

15'8" x 9'1" maximum (4.78m x 2.77m maximum)
Two uPVC double glazed windows to the front elevation.

BEDROOM 3

8'6" to wardrobes x 10'8" (2.59m to wardrobes x 3.25m)
uPVC double glazed window to the rear elevation, and fitted wardrobes providing hanging and storage facilities, one of which is of generous proportions.

BATHROOM

uPVC double glazed window to the side elevation, modern three piece suite in white comprising panelled bath, low level w.c. and pedestal wash hand basin, shower over bath with screen, tiling to wet areas with attractive mosaic borders, towel radiator and extractor.

OUTSIDE

There is parking directly to the front of the property and on the driveway which leads to the integral garage with up-and-over door, power and light. A timber gate provides access into the rear garden.

The rear garden is enclosed and offers great, low maintenance outdoor space. A patio surrounds Astro Turf and there is a timber shed.

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

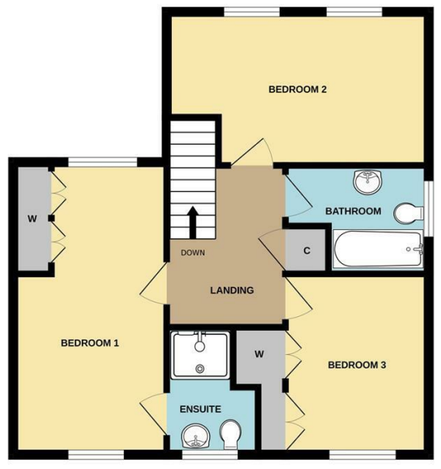
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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

GROUND FLOOR

1ST FLOOR



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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