



Quick & Clarke
 PROPERTY SPECIALISTS

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41 Strathcona Avenue, Hull HU5 4AE
£150,000

- Well proportioned family house
- Requiring modernisation but can move straight in
- Westerly facing garden with double garage
- Off street parking to the front
- Boarded loft with snooker table
- Sale includes all white goods and settees
- Council Tax Band: B
- EPC Rating: C

A much loved and well looked after family house which has undergone many updates over time but requires some modernisation. In a condition where a family could move straight in, the sale includes all of the white goods and the settees (should these be required). Well proportioned throughout and having the benefit of two reception rooms the property also has a snooker table in the adapted and boarded loft in the roof space*. With two off street parking spaces to the front the property also has a westerly facing garden with a double garage which has ten foot access from the rear. Viewing is highly recommended.

LOCATION

The property is in a superb position lying on the western side of Strathcona Avenue, a residential road which links Cottingham Road with Bricknell Avenue. This area is extremely popular with families being well served by the local schools and lying conveniently close and with excellent transport links to both Cottingham and Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

5'5" x 2'3" (1.65m x 0.69m)

Modern uPVC front door and with windows to three sides.

ENTRANCE HALL

10'11" x 5'4" (3.33m x 1.63m)

Timber front door, cloak cupboard and stairs to the first floor accommodation with storage cupboard under.

LIVING ROOM

10'11" x 11'7" (3.33m x 3.53m)

A well proportioned room with walk-in bay window to front elevation and wall mounted electric fire on chimney breast.

DINING ROOM

12'9" x 10'3" (3.89m x 3.12m)

Having the flexibility of use a second well proportioned reception room with French doors opening out onto the westerly facing garden.

KITCHEN

15'8" x 6'8" (4.78m x 2.03m)

Offering a generous range of wall and base storage units with Shaker style fronts, laminate work surfaces and ceramic tiled splashbacks. Porcelain sink and drainer. Four ring gas hob with extractor over, integrated electric oven and grill, fridge freezer and washing machine. Large storage cupboard. Porcelain tiled floor and uPVC window to rear elevation with a westerly aspect.

FIRST FLOOR

LANDING

With access to the loft which has been converted and boarded and with radiator and electric supply. The boarded loft does not comply to Building Regulations to be used as a room but the previous owner has a pull down ladder and has built a snooker table which is included in the sale of the property.

BEDROOM 1

14'0" x 9'2" (4.27m x 2.79m)

Bay window to front elevation. An extension range of fitted wardrobes including bedside units.

BEDROOM 2

12'8" x 11'0" (3.86m x 3.35m)

Built-in wardrobe housing hot water tank. Window to rear elevation and mounting on wall for modern gas boiler.

BEDROOM 3

7'10" x 6'5" (2.39m x 1.96m)

Window to front elevation.

SHOWER ROOM

5'9" x 6'4" (1.75m x 1.93m)

Three piece sanitary suite comprising corner shower enclosure with thermostatic shower valve, close coupled w.c. and vanity hand wash basin. Part tiled, part wall board and window to the rear elevation.

OUTSIDE

The property is set back from the road with two brick sett parking spaces immediately in front of the property.

The rear garden is westerly facing and with the majority of the space being taken up by a large pond which although now empty could be reinstated by the new owner. There is a brick sett patio area adjacent to the dining room and to the rear a concrete sectional double garage.

DOUBLE GARAGE

Supplied with light and power. Up and over door with access off the ten foot. To one side is a gate providing access into the rear garden.

AGENT'S NOTE

* does not comply to Building Regulations Approval to be used as a room.

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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