



**Quick & Clarke**  
 PROPERTY SPECIALISTS

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**170 Telford Street, Hull HU9 3DZ**  
**£107,000**

- No onward chain
- Terraced bungalow
- Large bedroom
- On street parking
- Council Tax Band: A
- EPC Rating: F

#### LOCATION

The property is located on Telford Street off Southcoates Avenue just a short distance from Holderness Road in a particularly convenient and popular location.

#### THE ACCOMMODATION COMPRISES

##### ALL GROUND FLOOR

##### ENTRANCE PORCH

Double glazed frosted windows to the front.

##### LIVING ROOM

9'2" x 11'10" reducing to 8'4" x 9'5" (2.796 x 3.613 reducing to 2.56 x 2.89)

Double glazed window to front aspect. Carpet flooring and electric fire.

##### KITCHEN

9'9" x 8'1" (2.98 x 2.469)

Double glazed window to rear aspect. Door leading to garden. A range of wall and base units. Electric oven, sink with mixer tap and electric storage heater.

##### BATHROOM / WET ROOM

8'3" x 7'10" (2.539 x 2.408)

Double glazed frosted window to rear aspect. Low level w.c., pedestal sink and walk-in shower cubicle. Tiled walls and electric storage heater.

##### BEDROOM

17'8" x 9'11" (5.409 x 3.048)

Double glazed windows to front and rear aspects. Carpet flooring. Electric storage heater.

#### OUTSIDE

To the front of the property is a paved front garden with fenced borders.

To the rear of the property is a small paved garden.

There is gated access to the tenfoot behind the property where there is also a single garage.

#### SERVICES

Mains water and electricity services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from electric storage heating.

#### 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](mailto:cottingham@qandc.net)

GROUND 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.

While 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. Made with Metropix ©2020