



Quick & Clarke

PROPERTY SPECIALISTS

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119 National Avenue, Hull HU5 4JA
Offers Over £155,000

- Traditional town house
- Modernised throughout
- uPVC double glazing & gas central heating
- Lounge
- Modern Kitchen
- Modern Bathroom
- Three Bedrooms
- Superb garden
- Private off street parking to the front & larger than average garage to the rear
- EPC Rating: D Council Tax: A

This exceptionally well presented modernised town house is presented to the market. Beautifully styled throughout with Lounge, Modern fitted Kitchen, Modern House Bathroom and Three Bedrooms. Simply ready to key turn and move in to!

The garden creates the perfect backdrop. To the front of the property there is off street parking to the front and a larger than average garage accessed via ten foot.

Viewing is an absolutely must to appreciate what a great property this is!

LOCATION
Located on National Avenue which is accessed from County Road North and Bricknell Avenue and also Chanterlands Avenue and lying only two miles from the City 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 HALLWAY
A uPVC door with glazed inserts leads into entrance hallway with staircase leading to the first floor accommodation. Wood laminate flooring. Door into lounge.

LOUNGE
14'3" into bay decreasing to 12'2" x 12'0" (4.34m into bay decreasing to 3.71m x 3.66m)
uPVC double glazed walk-in bay window to the front elevation. Wood laminate flooring, recessed fireplace with oak beam, Italian tiling to recess and housing an electric fire. TV aerial point. Wall mounted TV aerial point.

DINING KITCHEN
14'8" x 9'10" decreasing to 8'9" (4.47m x 3.00m decreasing to 2.67m)
uPVC double glazed window and door to the rear elevation. Modern white base and wall units with work surfaces and splashbacks, one and a quarter sink unit with drainer and mixer, gas hob and electric fan oven. Space for fridge freezer and space and plumbing for washing machine. A door leads into inner lobby.

INNER LOBBY
Linen cupboard and door into bathroom.

BATHROOM
10'0" x 4'8" (3.05m x 1.42m)
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys panelled bath, low level WC and wash hand basin set in vanity, all beautifully finished with ebony fitments and contemporary full height Aqua boarding to splashbacks.

FIRST FLOOR
LANDING

BEDROOM 1
13'2" decreasing to 10'0" x 11'6" into bay (4.01m decreasing to 3.05m x 3.51m into bay)
uPVC double glazed bay window to the front elevation. Full wall of modern slide robes providing hanging and storage facilities.

BEDROOM 2
10'10" x 8'9" max (3.30m x 2.67m max)
uPVC double glazed window to the rear elevation. Fitted wardrobe.

BEDROOM 3
6'7" x 6'1" (2.01m x 1.85m)
uPVC double glazed window to the rear elevation. Wood laminate flooring.

OUTSIDE
To the front of the property there is attractive timber fencing and timber driveway gates with dropped kerb providing private parking.

To the rear of the property the garden is beautifully tended with patio and lawned garden with borders and at the head of the garden beyond the patio is a larger than average garage with composite external boarding, power and light which is accessed via the ten foot.

AGENT'S NOTE
We are informed by the owners that a boiler was installed two years ago and new windows were installed at the end of 2025. Paperwork will be available from the vendors.

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).



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. Made with Metropix ©2020