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

QUICK&CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk

42 Scholars Drive, Hull HU5 2DB

£370,000

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- Stunning detached family home
- Fringing onto Newland Park
- Five good sized bedrooms
- Three bathrooms
- Two reception rooms both with bifold doors
- Contemporary kitchen with built-in appliances
- Integral double garage and private driveway
- Well-tended gardens
- Council tax band E
- EPC rating C

This stunning detached family home is now presented to the market! Fringing on to Newland Park, this exclusive modern development provides a superb setting for family living with contemporary styled elevations which have been greatly enhanced by the current owners.

Enjoying uPVC double glazing and gas central heating, the beautifully presented accommodation has in excess of 1,330 square feet. Spacious entrance hallway, contemporary kitchen with built-in and integrated appliances, two reception rooms both with aluminium bifold doors and a downstairs WC. To the first floor there are FIVE bedrooms (two with en-suite shower rooms) and a house bathroom.

The gardens are well tended; the rear providing a great backdrop. This property offers so much which only an internal viewing can appreciate.

LOCATION

Scholars Drive is a small exclusive development off Cottingham Road and lies within ease of the reach of all the amenities that the local area has to offer. Ideal for commutability to Hull City Centre, the motorway network, the village of Cottingham and Willerby Square, the property is only three miles north of the City 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

A door with glazed inserts leads into:

ENTRANCE HALLWAY

Having attractive tiled floor, personnel door into the garage and staircase with spindle balustrade leads to the first floor accommodation.

DOWNSTAIRS WC

uPVC double glazed window to the side elevation. Modern two piece suite in white has low level WC and pedestal wash basin, along with attractive tiled flooring.

LOUNGE

16'5 x 13'1 (5.00m x 3.99m)
Aluminium double glazed bifold doors with integral blinds opening out into the rear garden. A stunning, contemporary media wall with TV aerial point and integral lighting.

DINING ROOM

12'6 x 9'2 (3.81m x 2.79m)
Aluminium double glazed bifold doors with integral blinds opening out into the rear garden. Attractive cork laminate flooring flows throughout this area.

KITCHEN

17'11 x 8'5 (5.46m x 2.57m)
uPVC double glazed window to the front elevation. An extensive range of contemporary black and red gloss units and large storage drawers, quartz worksurfaces and upstand. Stainless steel gas hob with matching splashback and extractor and a double electric fan oven. 1 1/4 bowl sink unit with drainer and mixer tap. Integrated dishwasher. All beautifully complemented with attractive gloss tiled flooring and neon kickboard lighting.

FIRST FLOOR LANDING

Access to loft and storage cupboard.

BEDROOM 1

14'9 max x 13'11 (4.50m max x 4.24m)
uPVC double glazed window to the front elevation and TV aerial point. Modern sliderobes provide hanging and storage facilities.

EN-SUITE

uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys wash basin set on floating vanity unit, low level WC and independent shower cubicle. Towel radiator, shaver socket and extractor.

BEDROOM 2

12'6 x 10'2 (3.81m x 3.10m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

10'11 x 10'2 (3.33m x 3.10m)
uPVC double glazed window to the rear elevation and TV aerial point.

EN-SUITE

uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys independent shower cubicle, low level WC and pedestal wash basin. Tiled flooring, tiled splashbacks to wet areas, towel radiator and extractor.

BEDROOM 4

15'9 x 8'2 (4.80m x 2.49m)
Two uPVC double glazed window to the front elevation.

BEDROOM 5

10'2 x 6'7 (3.10m x 2.01m)
uPVC double glazed window to the rear elevation. Currently used as an office so ideal for working from home or as an extra bedroom.

HOUSE BATHROOM

uPVC double glazed window to the side elevation. Modern three piece suite in white, enjoys panelled bath with gravity shower and shower screen over, low level WC and wash basin set on contemporary floating vanity unit. Tiling to wet areas with tiled flooring and a towel radiator.

EXTERNAL

The property sits proudly on the centre of its plot with a lawned front garden with feature hedging. A double driveway provides off-street parking for several vehicles and leads to the integral garage.

Gated side entry leads into the rear garden which is beautifully presented, with a stone patio edged in block setts leading onto a lawned garden with established borders. The rear garden overlooks Newland Park.

INTEGRAL GARAGE

17'3 x 16'5 (5.26m x 5.00m)
Up & over door, power and light. There is a utility area within the garage, ideal for storage, with space and plumbing for a washing machine and tumble dryer.

SERVICES

All mains services are available or connected to the property. New Ideal Standard gas boiler November 2020. Warranty until November 2030.

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

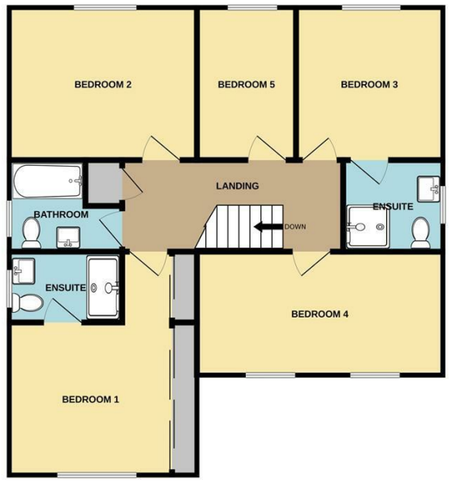
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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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