Quick & Clarke

PROPERTY SPECIALISTS

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333 Greenwood Avenue, Hull HU6 8AN

Asking price £84,500

Beverley | Cottingham | Hornsea | Willerby

- Traditional mid-terraced house
- No onward chain
- 2 double bedrooms
- Front and rear gardens
- On-street parking
- Viewing essential
- EPC Rating: D
- Council Tax Band: A

This traditional two bedroom mid terraced property is ideal for first time buyers or investors. Offered to the market with no forward chain. The property enjoys entrance hall, living room, kitchen, first floor landing, two double bedrooms and the family bathroom. Outside there are well maintained front and back gardens. Parking is on street. Viewing essential.

LOCATION
Greenwood Avenue is located in North Hull and lies within ease of reach of the village of Cottingham. Cottingham is listed as one of the UK's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
A uPVC door leads into the entrance hall with laminate flooring, radiator and a cupboard housing the meters.

LIVING ROOM
12'7" x 11'2" plus bay (3.86m x 3.42m plus bay)
uPVC double glazed bay window to the front aspect, laminate flooring, gas fire with marble surround, TV point and radiator.

KITCHEN
16'0" x 7'2" (4.90m x 2.20m)
Double glazed window to rear aspect, vinyl flooring, stainless steel sink, range of wall and base units, space for oven and washing machine, radiator and understairs cupboard.

FIRST FLOOR

LANDING
Carpet flooring.

BEDROOM 1
14'10" maximum x 9'4" (4.54m maximum x 2.87m)
uPVC double glazed window to front elevation, carpet flooring, two storage cupboards, TV point and radiator.

BEDROOM 2
9'11" maximum x 8'11" (3.04m maximum x 2.74m)
uPVC double glazed window to rear elevation, wooden flooring, TV point and radiator.

FAMILY BATHROOM
7'6" x 5'1" (2.29m x 1.56m)
Double glazed window to rear elevation, three piece pink suite with low level w.c., pedestal hand wash basin and panelled bath with electric shower over, tiled walls, vinyl flooring and radiator.

OUTSIDE

FRONT GARDEN
Mainly lawned with a brick paved path and a mix of wall and fenced borders.

REAR GARDEN
Lawn and paved area, storage shed and fenced borders.

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.

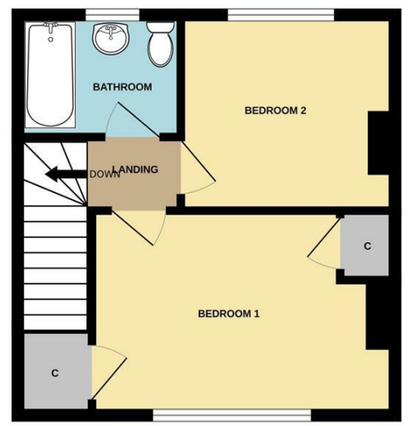
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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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