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

35 Allderidge Avenue, Hull HU5 4EG

Offers Over £310,000

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- Traditional semi-detached house
- Superbly presented
- Lounge with feature fireplace
- Superb living dining kitchen
- Downstairs WC
- Four double bedroom
- One single bedroom
- Modern first floor bathroom
- Gardens and garage
- EPC - D

Enjoying a prime cul-de-sac location and situated in one of the most highly regarded residential areas, we are delighted to present to the market this superb traditional semi-detached family home. The property enjoys uPVC double glazing and gas central heating and is well presented throughout, having welcoming hallway with downstairs WC, lounge with walk-in bay window and modern fireplace, superb living dining kitchen with sitting area, dining area and modern fitted kitchen with a host of built-in appliances. To the first floor there are three double bedrooms, all of which are fitted, and a single fitted bedroom currently used as an office, along with a modern house bathroom. To the second floor is a further double bedroom. The gardens are beautifully tended and provide great outdoor family space. There is off-street parking available and a single garage. Now awaiting its new owners to fully embrace living in such a spacious property, an early viewing is a definite must.

LOCATION

Allderidge Avenue is located off Chanterlands Avenue and lies within ease of reach of the amenities and facilities that The Avenue has to offer, within close proximity to The University and lying only 2 1/2 miles north from the City Centre of Hull. The official name for Hull is KINGSTON UPON HULL and it is Yorkshire's only waterfront city. The city is well known for its white telephone boxes, the Humber Bridge and its connections with poet Philip Larkin and pioneering English Pilot Amy Johnson. With an extensive range of shopping facilities, entertainment facilities, the Old Town and its Land of Green Ginger, the city is a superb mixture of modern and historic interest. The city centre provides access to the A63/M62 motorway with further trunk routes located over the Humber Bridge. Hull rightly won the City of Culture in 2017 with so many beautiful places of interest to view. The marina shows some great boats and yachts off with the recently re-developed fruit market now with a host of eateries, local delis and small businesses – a great diverse place to walk around and take in all the city has to offer!

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway, having staircase with spindle balustrade leading to the first floor accommodation.

DOWNSTAIRS WC

uPVC double glazed window to the side elevation, two piece modern suite in white enjoys low level WC and pedestal wash hand basin.

LOUNGE

17'7 max x 12'2 (5.36m max x 3.71m)
(17'7 into bay decreasing to 12'10 x 12'2) uPVC double glazed walk-in bay window to the front elevation, modern fireplace with living flame gas fire and TV aerial point.

LIVING DINING KITCHEN

SITTING AREA

12'9 x 11'4 (3.89m x 3.45m)
Tiled floor and TV aerial point.

KITCHEN

22' x 9'9 (6.71m x 2.97m)
uPVC double glazed windows to the rear and side elevations and uPVC door to the garden. An extensive range of modern ivory and walnut gloss fronted base and wall units incorporating storage drawers, contrasting worksurfaces and attractive tiled splashbacks incorporating a mosaic tiled border. Attractive tiled flooring flows throughout. Neff four ring gas hob with Neff microwave and oven combination, 1 1/4 bowl sink unit with drainer and mixer tap. Integrated fridge freezer and dishwasher.

DINING AREA

12'7 x 7'1 (3.84m x 2.16m)
Orangery roof, uPVC double glazed French doors opening out into the rear garden.

FIRST FLOOR

LANDING

With fixed staircase and balustrade leading to the second floor accommodation, and uPVC double glazed window to the side elevation.

BEDROOM 1

17'2 max x 10'3 (5.23m max x 3.12m)
(17'2 into bay x 10'3 to wardrobes) uPVC double glazed walk-in bay window to the front elevation, attractive fitted walnut finish wardrobes with overhead units and bedside cabinets providing hanging and storage facilities.

BEDROOM 2

10'11 x 8'8 (3.33m x 2.64m)
uPVC double glazed window to the rear elevation, modern fitted wardrobes with overhead units providing hanging and storage facilities.

BEDROOM 3

11'7 x 9'11 max (3.53m x 3.02m max)
uPVC double glazed window to the rear elevation, modern fitted wardrobes with overhead units and bedside cabinets providing hanging and storage facilities.

BEDROOM 5

8'6 x 6'4 (2.59m x 1.93m)
uPVC double glazed window to the front elevation, fitted with beautiful desk furniture providing storage facilities. Currently used as a home office.

BATHROOM

7'2 x 7'6 (2.18m x 2.29m)
uPVC double glazed window to the side elevation. Modern four piece suite in white enjoys walk-in shower cubicle, panelled bath, vanity wash hand basin and low level WC, all beautifully complemented by attractive modern tiling.

SECOND FLOOR

LANDING AREA

Velux roof window.

BEDROOM 4

18' x 13'6 max (5.49m x 4.11m max)
(Measured to the widest points.) Velux roof windows to the front and rear elevations, fitted wardrobes providing hanging and storage facilities.

EXTERNAL

To the front of the property there is a well maintained front garden which has a beautiful fir tree. A driveway to the side (attached to next door) leads down to the single garage which has up & over door, power and light, side personnel door leading into the garden.

The rear garden is of good proportions and features a patio area leading down to a lawned garden with well stocked borders and further seating areas to the head and offering a good degree of privacy.

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.

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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