Quick & Clarke
PROPERTY SPECIALISTS

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4 Port Avenue, Hull HU6 7AR

£169,999

Beverley | Cottingham | Hornsea | Willerby

- Semi-detached true bungalow with 2 double bedrooms
- Modern shower room
- Spacious breakfast kitchen
- Lounge with fireplace
- Prime cul-de-sac location
- No onward chain
- uPVC double glazing & gas central heating
- Enclosed rear garden
- Single garage and parking
- EPC Rating: Awaited. Council Tax Band: B

Nestled in a tranquil cul de sac on Port Avenue, Hull, this charming semi-detached true bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered to the market with no onward chain, this property is ready for you to move in and make it your own.

The bungalow boasts uPVC double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout. Upon entering, you are greeted by a spacious breakfast kitchen, perfect for enjoying leisurely meals. The lounge features a fireplace, creating a cosy focal point for relaxation and entertaining. The inner hallway leads to two generously sized double bedrooms, one of which is fitted, providing ample storage space. A modern shower room completes the accommodation, offering both style and functionality.

Externally, the property benefits from parking to the side, shared with the neighbouring driveway, as well as a single garage for additional storage or vehicle space. The superb enclosed garden to the rear is a true highlight, featuring a greenhouse and shed, ideal for gardening enthusiasts or those seeking a peaceful outdoor retreat. The attractive front garden adds to the overall appeal of this delightful home.

This bungalow is a must-see for anyone looking for a well-presented property in a desirable location. We highly recommend scheduling a viewing to fully appreciate all that this wonderful home has to offer.

LOCATION

The property is located off Anchor Road, which is situated off Compass Road and which in turn can be found off Beverley Road and is ideally located for local bus services connecting to further afield. Tesco's supermarket is opposite and there is ease of access to Kingswood retail and shopping facilities, Hull city centre which is approximately 3 miles South of the property, the village of Cottingham which is approximately 2.5 miles from the property and the historic market town of Beverley a short drive away.

THE ACCOMMODATION COMPRISES

A composite door with glazed inserts down the side of the property leads into:

BREAKFAST KITCHEN

16'2" x 8'6" (4.93m x 2.59m)
uPVC double glazed window to the front and side elevations, an extensive range of Shaker style oak fronted base and wall units with work surfaces and tiled splashbacks, porcelain sink, space and provision for cooking, space for fridge freezer and space and plumbing for washing machine. Door into inner hallway and further door into:

LOUNGE

17'2" x 11'5" (5.23m x 3.48m)
uPVC double glazed picture bay window to the front elevation, electric fire with marble surround and TV aerial point.

BEDROOM 1

11'2" to wardrobes x 10' plus door well (3.40m to wardrobes x 3.05m plus door well)
uPVC double glazed window to the rear elevation and a full wall of fitted wardrobes incorporating drawers and storage.

BEDROOM 2

9'11" x 8' (3.02m x 2.44m)
uPVC double glazed window to the side elevation and uPVC double glazed French doors opening out into the rear garden.

SHOWER ROOM

6'4" x 5'5" (1.93m x 1.65m)
uPVC double glazed window to the side elevation, three piece modern suite in white comprising independent shower cubicle, wash hand basin and low level w.c. with full tiling to wet areas.

OUTSIDE

To the front of the property is an attractive open plan garden designed for ease of maintenance. A shared side driveway leads down to a single garage with up-and-over door.

The rear garden is well tended with a patio area, lawned and gravelled garden having stocked borders, pergola, greenhouse and garden shed. The rear garden provides a great outdoor space.

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

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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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.