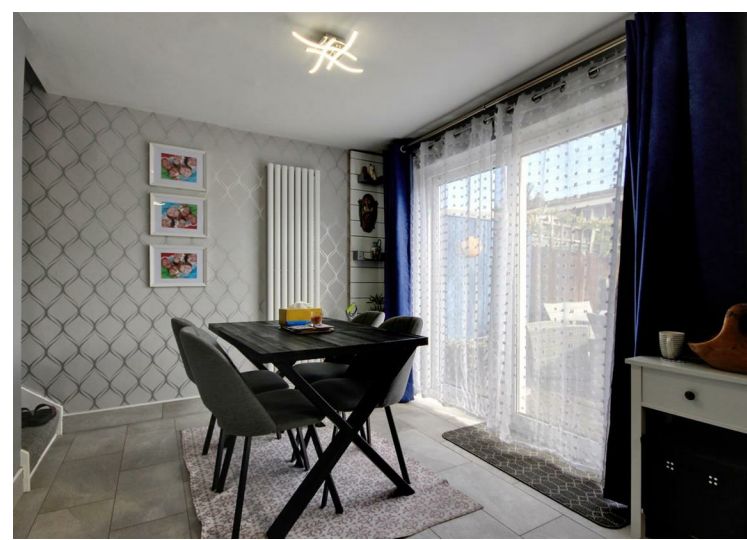




QUICK & CLARKE
The Property Specialists

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



19 Fraisethorpe, Hull HU6 9HD
£115,000

- Stunning property!
- End terrace house
- Two reception areas
- Modern breakfast kitchen
- Utility/WC
- Three double bedrooms
- Modern first floor shower room
- Private parking to side
- Enclosed garden
- EPC Rating: D Council Tax Band: A

What a superbly presented property this is! This end terrace house has been beautifully maintained and enhanced over the years to provide great modern living. Enjoying uPVC double glazing and gas central heating the accommodation has entrance with utility/wc off, modern breakfast kitchen with built in appliances, lounge and dining area with French doors to garden. To the first floor there are three DOUBLE bedrooms and a modern shower room. The garden is well tended and provides great outdoor space.

To the side of the property are double gates providing off street parking. Viewing is an absolute must!

Buyer's information

The construction of this property is Wimpey no fines. The construction is a type of concrete used so therefore a non-standard construction method used by George Wimpey in the post world war 2. Your lender will need to know this information when placing your mortgage.

LOCATION

Located on the Orchard Park Estate lying within ease of reach of Tesco Supermarket and local amenities and facilities and lying within a short distance drive from Kingswood Retail Park which has an excellent selection of retail and entertainment facilities. Hull is located approximately 3 miles from the property.

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 the entrance hallway with storage cupboard. A door leads into the utility and downstairs w.c.

UTILITY / DOWNSTAIRS W.C.

Space and plumbing for washing machine. Two piece modern suite in white enjoying low level w.c. and pedestal wash hand basin.

KITCHEN

12'5" x 9'8" decreasing to 6'8" (3.78m x 2.95m decreasing to 2.03m) Enjoys uPVC double glazed window to the front elevation. Superb contemporary white units with contrasting work surfaces and tiled splashbacks. Ceramic hob with perspex splashback. Stainless steel chimney extractor and single electric oven. Sink unit with drainer and mixer tap and space for fridge freezer. Attractive tiled floor in ebony flows throughout this area.

LOUNGE / DINING ROOM

21'1" decreasing to 10'9" x 14'5" decreasing to 8' (6.43m decreasing to 3.28m x 4.39m decreasing to 2.) Having uPVC double glazed window and sliding patio doors leading out into the rear garden. A beautifully presented lounge with tiled effect flooring, wall mounted tv aerial point and having staircase leading to the first floor accommodation.

FIRST FLOOR

LANDING

Spacious landing area.

BEDROOM 1

8'7" x 7'6" to wardrobes (2.62m x 2.29m to wardrobes) With uPVC double glazed window to the rear elevation. Beautifully fitted with a host of wardrobes providing hanging and storage facilities.

BEDROOM 2

13'4" x 8'7" (4.06m x 2.62m) With uPVC double glazed window to the rear elevation.

BEDROOM 3

9'9" x 8'4" (2.97m x 2.54m) With uPVC double glazed window to the rear elevation.

SHOWER ROOM

7'8" x 6'5" (2.34m x 1.96m) Having uPVC double glazed window to the front elevation. A superb fitted suite enjoying large walk-in shower cubicle and vanity unit housing the wash hand basin and low level w.c. Stylishly finished with full height tiling to wet areas and aqua boarding to sink area and towel radiator.

OUTSIDE

The property has a small enclosed front garden. The side driveway is accessed via double gates providing off street parking for one vehicle.

The rear garden is beautifully designed for ease of maintenance with a gravelled two tone garden with small summerhouse and raised decking with balustrade providing 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.

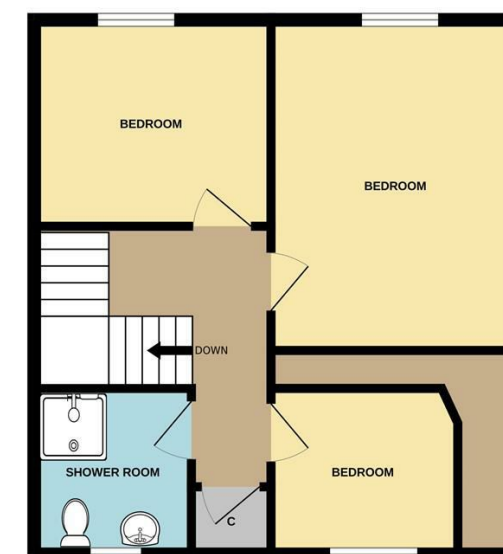
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

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



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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