



**QUICK&CLARKE**  
The Property Specialists

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**26 Hamlet Drive, Hull HU7 3FG**  
**£155,000**



- Modern Beal built mid-terrace
- 2 double bedrooms
- Immaculately presented throughout
- Easy to maintain, landscaped, Southerly facing garden
- 2 parking spaces
- Cul-de-sac position
- Convenient for schools & shops
- EPC Rating: B
- Council Tax Band: B

An immaculately presented and updated, modern mid-terrace built by the esteemed local construction company Beal Homes approximately seven years ago. Benefitting from an easy to maintain, landscaped, Southerly facing garden and with two parking spaces to the front, the property has a very attractive breakfast kitchen, and a bathroom at first floor level. With large living room and two double bedrooms, viewing of this property is highly recommended.

LOCATION

The property is situated on the small cul-de-sac which forms Hamlet Drive, which is accessed off Grosvenor Road on this extremely popular residential development forming Kingswood. With its superb and varied level of amenity, the property provides an excellent base for the local schools, shops and restaurants.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

4'7" x 4'1" (1.40m x 1.24m)  
Modern composite front door with glass panels and inset mat well.

CLOAKS

5'9" x 3'3" (1.75m x 0.99m)  
Two piece sanitary suite comprising low level w.c., pedestal hand wash basin, partially tiled walls and porcelain tiled floor.

LIVING ROOM

18'5" x 9'2" (5.61m x 2.79m)  
A very well proportioned room allowing flexibility of layout and with window to the front elevation and double timber glass panelled doors opening into the dining kitchen, wall mounted electric fire and stairs to the first floor accommodation.

KITCHEN/DINER

12'9" x 7'11" (3.89m x 2.41m)  
Attractive modern kitchen with white fronted base units and complementing grey wall units with modern laminate work surfaces, ceramic tile splashbacks, four ring gas hob with glass splashback and extractor over, integrated oven, space and plumbing for washing machine, stainless steel one and a half bowl sink and drainer, breakfast bar, porcelain tiled floor and French doors opening out onto the garden.

FIRST FLOOR

LANDING

MASTER BEDROOM

11'11" x 12'10" maximum (3.63m x 3.91m maximum)  
A double bedroom with window to the front elevation and modern fitted wardrobes with mirrored fronts.

BEDROOM 2

12'11" x 7'11" maximum (3.94m x 2.41m maximum)  
Built-in cupboard and window to the rear elevation.

BATHROOM

6'6" x 6'2" (1.98m x 1.88m)  
Three piece sanitary suite comprising panelled bath, pedestal hand wash basin, low level w.c., tiled floor and partially tiled walls.

OUTSIDE

The property has two brick sett parking bays immediately adjacent to the front of the house.

The rear garden is Southerly facing and has been attractively landscaped for ease of maintenance with an artificial lawn and raised flower beds. Ornate fencing has been used to create a screen for the bins and there is a shed for storage. There is also a gate that provides access from the rear of the property.

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).

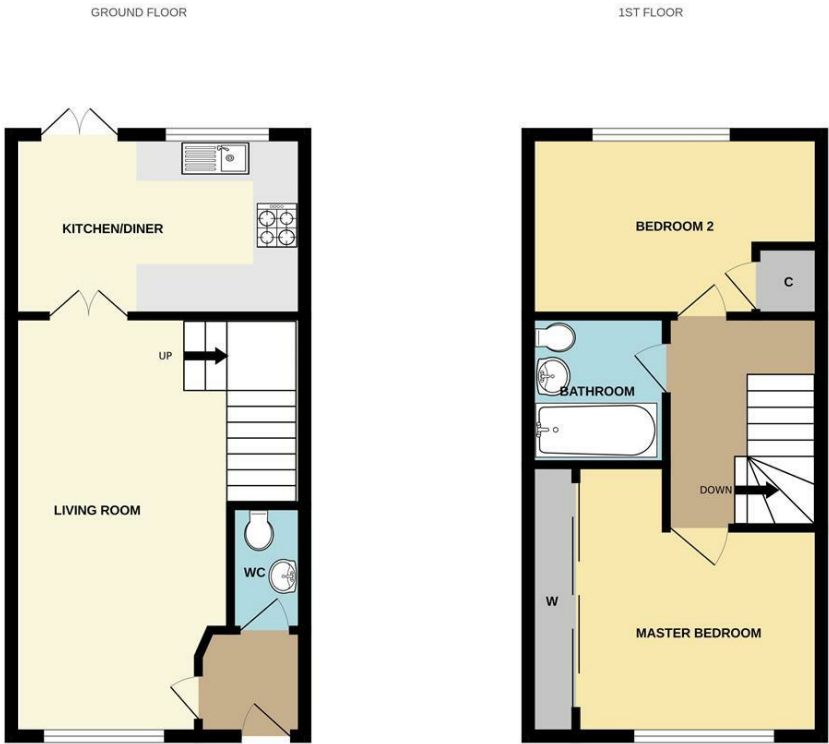
VIEWING

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

FINANCIAL SERVICES

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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



HAMLET DRIVE, KINGSWOOD, HULL

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