



19 Newland Park, Hull HU5 2DN

£425,000

- Detached family home
- Approximately 1/3 acre plot
- Stunning gardens
- Three receptions
- Modern fitted breakfast kitchen
- Downstairs WC
- Two first floor bathrooms
- Four bedrooms
- Ample parking
- EPC: D

Located within the highly regarded residential area of Newland Park, we are delighted to present to the market this deceptively spacious detached family home. Having been a home to the current owners for many years while bringing up their family, it is now time for a new family to take over and thoroughly enjoy living in this immense property. Enjoying majority uPVC double glazing and gas fired central heating, the accommodation has entrance porch, welcoming entrance hallway with beautiful oak parquet flooring, two formal reception rooms, orangery enjoying splendid undisturbed views over the rear garden, modern breakfast kitchen with range cooker, pantry and downstairs WC. To the first floor there are four good sized bedrooms and two bathrooms. The private driveway provides ample off street parking and a gated side entry leads down to the superb large gardens with a plot extending to approximately 1/3 acre, with a further vegetable garden to the head. The garage has been converted to workshop/garden room. This property offers a blank canvas for the discerning purchaser to add their own design flairs within and thoroughly enjoy the property as much as the current owners have.

LOCATION

Newland Park is a hidden gem located just off Cottingham Road. An exclusive area of bespoke individually designed properties, lying within ease of reach of the Avenues and only 2 1/2 miles 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 COMPRIMES

GROUND FLOOR

ENTRANCE PORCH

A uPVC door with glazed inserts leads into entrance porch with tiled floor. An original door with stained glass leaded inserts and side windows leads into the entrance hallway.

ENTRANCE HALLWAY

13'8 x 10'4 plus walkway (4.17m x 3.15m plus walkway)

Return staircase with original balustrade leading to the first floor accommodation, stained glass window to the front elevation and uPVC double glazed window to the side elevation. Access to the understairs storage cupboard which houses the utility meters. Beautiful oak flooring flows throughout this area.

LOUNGE

16'2 x 12'11 (4.93m x 3.94m)
uPVC double glazed French doors opening out into the rear garden, uPVC double glazed windows to the side elevation. Beautiful oak flooring flows throughout this area. Feature pine fireplace with ornate tiled back and granite hearth incorporating a living flame gas fire, and TV aerial point.

SITTING / DINING ROOM

19'3 max x 12'11 (5.87m max x 3.94m)
(19'3 into bay decreasing to 16' x 12'11) uPVC wooden French doors leading into the orangery, beautiful parquet surround flooring with central carpet, two uPVC double glazed windows to the side elevation, fireplace with open fire.

ORANGERY

16'3 x 11'1 (4.95m x 3.38m)
With feature glass roof and wooden French doors opening out onto the rear garden. Having Amtico flooring and enjoying splendid undisturbed garden views.

KITCHEN

15'2 x 14'6 max (4.62m x 4.42m max)
(15'2 x 14'6 decreasing to 8'3) uPVC double glazed window to the front elevation. An extensive range of bespoke sage green base and wall units incorporating drawers, contrasting worksurfaces and coordinating tiled splashbacks. Range cooker with oversized extractor, 1 1/4 bowl sink unit with mixer tap, breakfast bar and integrated dishwasher. Karndean flooring flows throughout this area. There is a PANTRY which offers shelving for storage. Original wall mounted servant bells which are all in working order. A door leads into the rear lobby.

REAR LOBBY

Utility area with gas central heating boiler, space and plumbing for washing machine.

DOWNTAIRS WC

uPVC double glazed window to the side elevation, low level WC with pedestal wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

14'1 max x 10'10 (4.29m max x 3.30m)
uPVC double glazed picture bay window to front elevation, double fitted wardrobes providing hanging and storage facilities, door into en-suite.

EN-SUITE

Three piece suite in white enjoys low level WC, pedestal wash hand basin and independent shower cubicle. Tiled to wet areas and uPVC double glazed window to the side elevation.

BEDROOM 2

16' max x 12'10 (4.88m max x 3.91m)
(16' decreasing to 13'2 x 12'10) uPVC double glazed bay window overlooking the rear garden and two uPVC double glazed windows to the side elevation. Modern fitted sliderobes provide hanging and storage facilities.

BEDROOM 3

12'3 max x 12'10 (3.73m max x 3.91m)
(12'3 decreasing to 10' x 12'10) uPVC double glazed windows to the rear and side elevations.

BEDROOM 4

18'7 x 9'11 max (5.66m x 3.02m max)
(18'7 x 9'11 decreasing to 6'9) uPVC double glazed windows to the front and side elevations and fitted cupboards, currently used as an office.

BATHROOM

8'11 x 5'10 (2.72m x 1.78m)
Three piece suite in white enjoys P-shaped bath, pedestal wash hand basin and low level WC. uPVC double glazed window to the side elevation and part tiled walls.

EXTERNAL

To the front of the property there is a private driveway providing off street parking for several vehicles. A gated side entry leads down into the large family sized garden. There is an extensive patio area leading onto a meticulous lawn which spreads to the head of the garden with a well maintained array of shrubbery and plants including a fir tree. At the head of the garden a timber gate provides access to a vegetable and fruit garden with a greenhouse and an array of planted beds.

AGENT'S NOTE

In accordance with the 1979 Estate Agents Act, we would confirm that the vendor of this property is an employee/related to a member of staff of Quick & Clarke.

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 majority 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 rooms and other areas are approximate. The floorplan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation can be given.
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