Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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244 Bricknell Avenue, Hull HU5 4QG

Offers Over £185,000

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- Outstanding traditional bay fronted town house
- Full remodelled and renovated throughout
- Open plan living accommodation
- Kitchen with a host of built-in and integrated appliances
- Lounge and Dining Room areas
- Three Bedrooms
- Superb modern Bathroom
- Enclosed garden
- Garage accessed from the tenfoot
- EPC Rating: C. Council Tax Band: B

This beautiful renovated traditional bay fronted town house is one to most certainly view! The property enjoys uPVC double glazing and gas central heating and comprises Entrance Hallway, superb open plan accommodation with modern Kitchen with built-in appliances, Dining Area and Lounge. To the first floor the landing leads to THREE Bedrooms (two of which are fitted) and a modern Bathroom.

The garden provides great outdoor space with a single garage accessed via the tenfoot. Viewing is an absolute must as this will not stay on the market for long!

LOCATION

Bricknell Avenue is a popular residential area located just off Hull Road in Cottingham and connects to The Avenues and Hull City Centre. With a great secondary school and sixth form college, good transport links and local amenities, the property is ideally situated for access into the village of Cottingham.

Cottingham is listed as one of the UK's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A composite door with glazed inserts and full height side windows opens into:

ENTRANCE HALLWAY

13'1" x 5'11" (3.99m x 1.80m)
Wood laminate flooring, staircase with spindle balustrade leading to the first floor accommodation and access to the understairs storage cupboard which houses the utility meters.

KITCHEN/DINING AREA

19' x 13'" decreasing to 9'10" (5.79m x 3.96m decreasing to 3.00m)
Open to lounge. Attractive wood laminate flooring, uPVC double glazed French doors open from the dining area into the rear garden. Single electric fan oven with gas hob above and feature extractor, integrated fridge freezer, integrated dishwasher and a host of beautiful anthracite grey Shaker style base and wall units with larder cupboard and contrasting work surfaces, sink unit with drainer and mixer tap and tiled splashbacks to wet areas.

LOUNGE

14'4" into bay x 12'9" (4.37m into bay x 3.89m)
Attractive wood laminate flooring and wall mounted TV aerial point.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

15'8" into bay x 10'3" to wardrdobes (4.78m into bay x 3.12m to wardrdobes)
uPVC double glazed walk-in bay window to the front elevation, full wall of fitted wardrobes in a Shaker design providing hanging and storage facilities and attractive wood laminate flooring.

BEDROOM 2

12'5" x 10' to wardrobes (3.78m x 3.05m to wardrobes)
uPVC double glazed window to the rear elevation, full wall of fitted wardrobes in a Shaker design providing hanging and storage facilities and attractive wood laminate flooring.

BEDROOM 3

7'11" x 6'11" (2.41m x 2.11m)
uPVC double glazed window to the front elevation and attractive wood laminate flooring.

BATHROOM

6'11" x 6'10" (2.11m x 2.08m)
uPVC double glazed window to the rear elevation, fully tiled walls and contrasting tiled floor, contemporary three piece suite in white comprising light dove grey gloss vanity unit incorporating storage and housing low level w.c. and wash hand basin, complemented by contrasting black taps and fitments, panelled bath with thermostatic shower over and attractive black and glazed shower screen. Extractor and towel radiator.

OUTSIDE

To the front of the property there is an ornamental wall and a low maintenance garden with planted areas.

The rear garden is of good proportions and predominantly lawned providing a great outdoor space. There is a larger than average concrete garage with up-and-over door accessed from the tenfoot with additional parking directly in front. Parking is also available on-street to the front of the property on a first come first served basis.

A garden gate to the rear provides pedestrian access to the private tenfoot.

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).

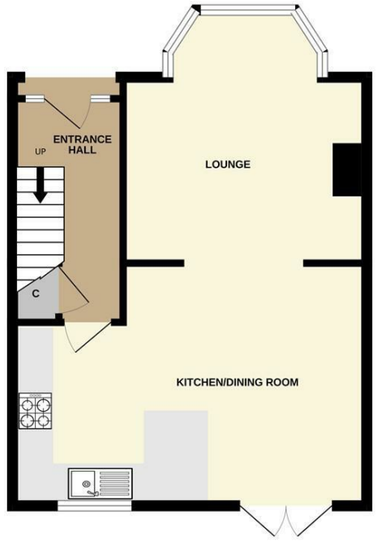
VIEWING

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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