





The Property Specialists

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**197 Cranbrook Avenue, Hull HU6 7TT**  
**£135,000**



- No onward chain
- Vacant possession
- Much sought after school catchment
- Extended and well proportioned
- Modern kitchen and bathroom
- Off street parking to the front
- uPVC double glazing and gas central heating
- Westerly facing garden
- Council Tax Band: A
- EPC Rating: C

A very well proportioned and extended family house benefitting from a modern kitchen and bathroom. Situated in a superb position opposite the highly regarded St Mary's College, the property also has a westerly facing garden and backs onto Hull University's playing fields. Offered to the market with no onward chain and with off street parking to the front, the property has also been updated with modern uPVC double glazing and gas boiler. Viewing is highly recommended.

LOCATION

The property is located midway on Cranbrook Avenue situated directly opposite the entrance to St Mary's College. Having a westerly facing rear garden which backs onto Hull University's playing fields, the property has a light and bright feel courtesy of the open aspects.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

uPVC obscured glass panelled door with window to one side. Stairs leading to first floor accommodation with storage cupboard under.

LIVING ROOM

11'6" x 9'11" (3.51m x 3.02m)  
Walk-in bay window to front elevation. Laminate flooring which is a continuation from the entrance hall and a built-in media wall with wiring on chimney breast for television.

DINING KITCHEN

16'11" x 16'0" reducing to 10'0" (5.16m x 4.88m reducing to 3.05m)  
A well proportioned extension to the rear of the property offering a modern kitchen with beech effect fronts and granite laminate work surfaces. Ceramic tiled splashbacks. Four ring stainless steel gas hob with extractor over and integrated oven. Stainless steel one and a half bowl sink and drainer. Window overlooking the garden and uPVC glass panelled door. Wall mounted gas boiler. Space and plumbing for washing machine.

BATHROOM

5'10" x 5'6" (1.78m x 1.68m)  
An attractive bathroom which is beautifully tiled with modern panelled bath with separate thermostatic shower over, countertop hand wash basin and low level w.c. Chrome heated towel rail.

FIRST FLOOR

BEDROOM 1

16'10" x 11'7" (5.13m x 3.53m)  
Bay window to the front elevation.

BEDROOM 2

9'1" x 8'8" (2.77m x 2.64m)  
Window to rear elevation.

BEDROOM 3

6'2" x 8'3" (1.88m x 2.51m)  
Window to rear elevation.

OUTSIDE

The property is set back from Cranbrook Avenue with a front garden laid under gravel to provide for parking accessed via a dropped kerb.

The rear garden is westerly facing with a central lawn and gate with ten foot access from the rear. Backing onto Hull University's playing fields the property is not overlooked from that aspect.

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



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. Made with Metrage C0225