



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



77 Greenwood Avenue, Hull HU6 9NA
Asking price £135,000

- Semi detached house
- Absolutely stunning throughout!
- uPVC double glazing & gas central heating
- Two DOUBLE bedrooms
- Modern first floor bathroom
- Lounge with rustic fireplace
- Bespoke dining kitchen
- Well tended garden
- Private driveway
- EPC: F Council Tax: A

This absolutely superb semi detached house has been transformed by the current owners who over the years have create a beautiful home and garden. Enjoying uPVC double glazing the accommodation enjoys entrance hallway, lounge, dining kitchen with French doors to garden. To the first floor there are two double bedrooms and a modern house bathroom.

The garden creates great southerly aspect outdoor space and to the front of the property is a private driveway.

If you are looking for something extremely special then look no further as this property is for you!

LOCATION

Greenwood Avenue is located in North Hull and lies within ease of reach of the village of Cottingham. Cottingham is listed as one of the UK's largest village 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

ENTRANCE LOBBY

A grey composite door with glazed inserts leads into the entrance lobby. With attractive wood laminate flooring and door leading into entrance hallway.

ENTRANCE HALLWAY

Wood laminate flooring, staircase with spindle balustrade leading to first floor accommodation and access to understairs storage cupboard which houses the utility meters.

LOUNGE

12'10" x 11'8" max (3.91m x 3.56m max)
uPVC double glazed window to the front elevation with fitted shutters. Full rustic fireplace wall with recessed shelving, tv aerial point and fireplace with tiled hearth and attractive feature wood laminate flooring.

DINING KITCHEN

18'7" x 7'10" increasing to 9'0" (5.66m x 2.39m increasing to 2.74m)
uPVC double glazed window and uPVC double glazed French doors opening out into the rear garden. An extensive range of ivory finish Shaker style base and wall units with wood effect work surfaces and tiled splashbacks. Space for range cooker (this is available by separate negotiation), oversized chimney extractor, space for both under-counter fridge and freezer and Belfast sink unit with mixer tap. Wood laminate flooring and uPVC double glazed window to the side elevation.

FIRST FLOOR

LANDING

With uPVC double glazed window to the side elevation.

BEDROOM 1

15'2" x 10'1" maximum (4.62m x 3.07m maximum)
uPVC double glazed windows to the front elevation both fitted with shutters. Attractive white wood laminate flooring and fitted storage cupboard.

BEDROOM 2

10'11" x 9'3" (3.33m x 2.82m)
uPVC double glazed window to the rear elevation and attractive wood laminate flooring.

BATHROOM

9'0" x 7'1" (2.74m x 2.16m)
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys pedestal wash hand basin with single mixer tap, low level w.c. and panelled bath with central taps. Beautifully tiled to dado height and attractive wood effect tiled flooring.

OUTSIDE

To the front of the property there is a wrought iron gate and brick ornamental wall providing access to the driveway which is block sett with feature centre area. Side double gates provide access into the rear garden.

The rear garden is designed for ease of maintenance and is beautifully tended being gravelled with an array of shrubbery and plants creating a full all seasons garden. There is a covered seating area and at the head of the garden a garden store which has uPVC double glazed window and door, power and light within. The garden is simply delightful and really has been designed for all day sun with a southerly 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

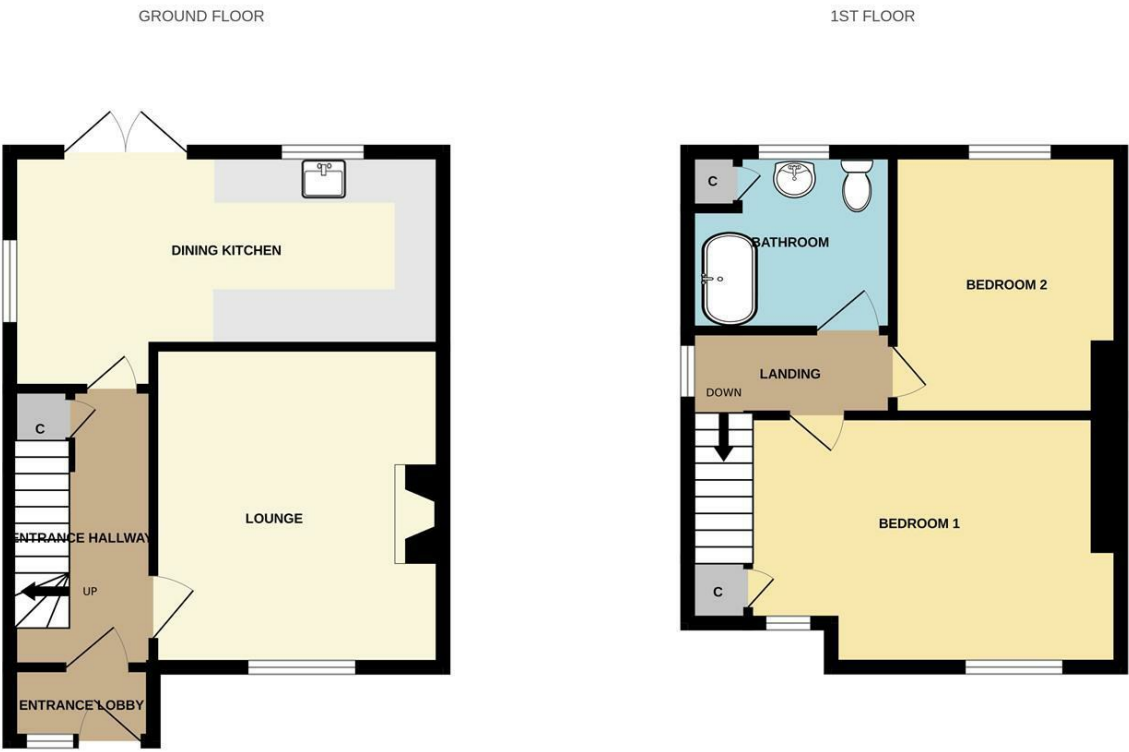
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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 Metropix ©2025