



Quick & Clarke
PROPERTY SPECIALISTS

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25 Scholars Drive, Hull HU5 2DB
Guide Price £425,000

- Spacious four bedroom family home
- Superb 'move-in' condition
- Ideal Southerly facing garden
- 4 bedrooms/3 bathrooms - 2 en-suites
- Double garage & parking for 4 cars
- Attractively presented throughout
- Potential to extend into the double garage (subject to necessary permissions)
- Council Tax Band: E
- EPC Rating: Awaited

An immaculately presented and much loved family house which is deceptively spacious and situated on a superb plot with a generous Southerly facing garden to the rear. Having a superb open plan living/dining kitchen overlooking the rear garden, the property offers four good size bedrooms, two of which have en-suite shower rooms, plus a further family bathroom. Situated on a peaceful cul-de-sac in the leafy University District of Hull, the property is in true 'move-in' condition.

LOCATION

Scholars Drive is a small and attractive cul-de-sac which lies to the South of Cottingham Road between Newland Park and Beverley Road. Situated within the leafy University District of Hull, the position is peaceful yet convenient for the major road network linking to the amenities on the North side of Hull and the city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with decorative glass panels, porcelain tiled floor which flows through to the living/dining kitchen and stairs to the first floor with storage cupboard under. Internal oak doors lead off into the reception rooms.

LIVING ROOM

18'3" x 12'2" (5.56m x 3.71m)
Accessed via double doors off the entrance hall, a very well proportioned room with windows to three aspects and darkwood style laminate flooring.

CLOAKROOM

3'10" x 6' (1.17m x 1.83m)
Two piece sanitary suite comprising close coupled w.c., vanity hand wash basin, chrome heated towel rail and tiled floor.

LIVING/DINING KITCHEN

30'3" x 9'11" reducing to 5'9" (9.22m x 3.02m reducing to 1.75m)
Encompassing the full width of the rear of the property and making the most of the Southerly aspect to the rear, the kitchen offers a generous range of wall and base storage units with gloss cream fronts and laminate work surfaces with matching breakfast bar, five-ring stainless steel gas hob with matching splashback and extractor over, inset one and a half bowl stainless steel sink and drainer, integrated dishwasher, fridge and freezer, porcelain tiled floor, internal door through to the garage and French doors opening onto the decked seating area of the rear garden with further four windows to the rear elevation to create a light and bright feel.

FIRST FLOOR

LANDING

13'7" x 8'3" (4.14m x 2.51m)
Airing cupboard housing the pressurised hot water cylinder.

BEDROOM 1

16'6" x 12'2" (5.03m x 3.71m)
A very well proportioned bedroom having a range of modern built-in wardrobes with matching drawer and bedside units. Window to the front elevation.

EN-SUITE SHOWER ROOM

6'4" x 5'10" (1.93m x 1.78m)
Three piece sanitary suite comprising close coupled w.c., vanity hand wash basin, corner shower enclosure with attractive modern shower board and window to the side elevation.

BEDROOM 2

11'8" x 9'3" (3.56m x 2.82m)
Situated to the rear of the property with window overlooking the garden and modern wardrobes with sliding fronts.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising low level w.c., vanity hand wash basin and shower enclosure with modern shower board, and chrome heated towel rail.

BEDROOM 3

9'9" x 9'3" (2.97m x 2.82m)
Window to the rear elevation, laminate flooring and modern wardrobes with sliding fronts.

BEDROOM 4

9'3" x 8'5" (2.82m x 2.57m)
Currently used as an office and with an extensive range of modern wardrobes, laminate flooring and window to the front elevation.

BATHROOM

8'3" x 6'4" (2.51m x 1.93m)
Three piece sanitary suite comprising Jacuzzi bath, close coupled w.c. and pedestal hand wash basin, chrome heated towel rail, tiled floor and window to the rear elevation.

GARAGE/UTILITY

19'9" x 16'7" (6.02m x 5.05m)
A generously sized double garage which allows the potential for the ground floor to be extended to create more living space subject to the necessary permissions. Currently with two up-and-over vehicular doors and a side courtesy door, supplied with light and power and used as a utility room with space and plumbing for a washing machine and tumble dryer.

OUTSIDE

The property is set back from the road with a tarmac drive which provides ample parking for at least four cars. A resin path leads up to the front door and to one side is a lawned garden behind a front boundary hedge. Access can be gained down the side of the property to the rear garden and there is a shed for storage.

The rear garden is a key feature of the property being Southerly facing with a real feeling of peace and quiet. A decked patio area lies adjacent to the living/dining kitchen with a wildflower lawn to one side. Concealed behind laurel hedges is an area with ornamental fruit trees.

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



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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.