



4 Worcestershire Close, Hull HU5 5UQ
Offers Over £250,000

- Detached true Bungalow
- No onward chain
- Beautifully presented throughout
- Spacious Lounge with modern fireplace
- Modern Kitchen
- Three Bedrooms (two of which are fitted)
- Modern Shower Room
- Well tended garden with summerhouse
- Driveway & Single Garage
- EPC Rating: Awaited; Council Tax: Band: D

We are delighted to present to the market this outstanding, detached 3 bedroom true bungalow. Beautifully presented throughout and enjoying uPVC double glazing and gas central heating, the accommodation enjoys: Entrance Porch, Hallway, Spacious Lounge with modern fireplace, double doors open in to the modern fitted Kitchen with built-in appliances. There are THREE Bedrooms (two of which are fitted) and a modern shower room. The block sett driveway provides off-street parking and leads to the attached single garage.

The gardens are well tended with summerhouse; creating great outdoor space.

Simply ready to move into, to which viewing is an absolute must!

LOCATION

Worcestershire Close is located off Shropshire Close which in turn is approached from Priory Road. Ideally located for access to both Cottingham village and Hull city centre.

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

A uPVC side door leads into:

ENTRANCE PORCH

Door leading into:

ENTRANCE HALLWAY

Attractive wood laminate flooring, dado rail, walk-in storage cupboard and door into:

LOUNGE

16'1" plus bay x 10'9" (4.90m plus bay x 3.28m) uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed window to the side elevation, modern granite fire surround with living flame gas fire and chrome grate, coving to ceiling, dado rail and TV aerial point. Double doors open into:

KITCHEN

10'9" x 9'1" (3.28m x 2.77m) uPVC double glazed window to the side elevation and uPVC door with glazed inserts leading into the rear garden, an extensive range of ivory Shaker style base and wall units with wood effect work surfaces and tile splashbacks, stainless steel double Belling fan oven with ceramic hob and extractor, space and plumbing for under counter fridge and separate freezer, space and plumbing for washing machine.

BEDROOM 1

10'4" to wardrobes x 10'1" (3.15m to wardrobes x 3.07m) uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

9'8" to wardrobes x 8'8" (2.95m to wardrobes x 2.64m) uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

10' x 7'4" maximum (3.05m x 2.24m maximum) uPVC double glazed French doors leading out into the rear garden.

SHOWER ROOM

6' x 6'7" (1.83m x 2.01m) uPVC double glazed window to the side elevation, modern three piece suite in white comprising independent shower cubicle, vanity unit housing wash hand basin and low level w.c., thermostatic shower, fully tiled walls with two tone feature tiling and border tiles. Towel radiator.

OUTSIDE

To the front of the property there is a block sett driveway which extends down the side and leads to the attached single garage which has electric up-and-over door, power and light.

The rear garden is beautifully presented and features a block sett patio leading down to a lawn with stocked borders. A timber summerhouse sits proudly in the top corner enjoying views over the rear garden. There is a timber gate providing access from the side.

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.

While 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 Maplogic 02/20