



**QUICK & CLARKE**  
The Property Specialists

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**168 Hull Road, Hull HU5 4AH**  
**Offers Over £150,000**

- Traditional townhouse
- No forward chain
- Well-presented throughout
- Over 900 square feet
- Two reception rooms
- Modern fitted kitchen
- Three bedrooms
- First floor bathroom
- Enclosed gardens
- EPC - C

Located within this popular residential area and offered to the market with no forward chain, we are delighted to present this exceptional, traditional, bay fronted townhouse. The property has entrance hallway, spacious lounge with modern wall-mounted fire, dining room with French doors to garden and modern fitted kitchen with built-in appliances. To the first floor there are three bedrooms, two of which are fitted, and a modern house bathroom. The property has brick outhouses ideal for storage and also benefits a good sized enclosed garden. It goes without saying that viewing is a must on what is a truly exceptional property.

#### LOCATION

Hull Road is accessed from the centre of Cottingham and lies within a short car journey from the village centre. Cottingham is said to be the largest village in England. This East Riding of Yorkshire village is ideally located on the Northern outskirts of Hull, with the countryside of the Yorkshire Wolds as its backdrop and the city centre a short drive away. Located only 6 miles from the historical market town of Beverley you are surrounded by places of interest and, with the local train station and bus services, you can easily enjoy all that the area has to offer. Its location places it on a most convenient route for commuting to work, for city centre shopping, and for leisure and entertainment. The M62 and Humber Bridge routes are easily accessed. The village itself has so much to offer with two primary schools and Cottingham High School, with Hymers College and Hull Collegiate within reach. With local shops, eateries and two supermarkets Cottingham has such a great vibe for all age groups, making this East Riding village a popular location for all.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway with staircase leading to the first floor accommodation.

##### LOUNGE

15'6 decreasing to 13'5 x 12'3 (4.72m decreasing to 4.09m x 3.73m)  
uPVC double glazed walk-in bay window to the front elevation, attractive wood laminate flooring, wall-mounted electric flame fire and TV aerial point. An opening leads to the dining room.

##### DINING ROOM

10' x 9'10 (3.05m x 3.00m)  
uPVC double glazed French doors to garden and attractive wood laminate flooring.

##### KITCHEN

14'4 x 8'8 (4.37m x 2.64m)  
uPVC double glazed window to the rear elevation. Modern fitted white gloss shaker style base and wall units with worksurfaces and tiled splashbacks. Gas hob with single electric oven and extractor, space for undercounter fridge and storage cupboard. Attractive tiled flooring and uPVC door leading out into the rear garden.

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

13' x 9'4 to wardrobes (3.96m x 2.84m to wardrobes)  
uPVC double glazed window to the front elevation, modern fitted sliderobes with mirrored fronts provide hanging and storage facilities.

##### BEDROOM 2

10'6 x 11'1 decreasing to 9' to wardrobes (3.20m x 3.38m decreasing to 2.74m to wardrobes)  
uPVC double glazed window to the rear elevation, modern fitted sliderobes with mirrored fronts provide hanging and storage facilities.

##### BEDROOM 3

10' max x 7'5 (3.05m max x 2.26m)  
uPVC double glazed window to the front elevation.

#### BATHROOM

6'4 x 5'6 (1.93m x 1.68m)  
uPVC double glazed windows to the rear elevation. Modern three piece suite in white has panelled bath with shower over, wash hand basin set in vanity unit and low level WC. All beautifully tiled to full height with attractive border tiling.

#### EXTERNAL

To the front of the property is a lawned open plan garden. The rear garden is of good proportions and is predominantly laid to lawn with brick outhouses providing great storage. Superb decking are for outdoor entertainment.

#### 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).

#### COUNCIL TAX

The Council Tax Band for this property is Band B.

#### 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 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](mailto:cottingham@qandc.net)

#### EPC RATING

For full details of the EPC rating of this property please contact our office.



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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