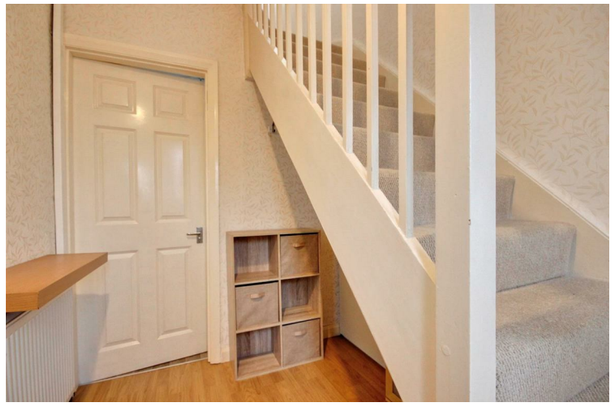


Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

344 Greenwood Avenue, Hull HU6 8AP

£130,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Traditional end terraced house
- Beautfully presented throughout
- No onward chain
- Modern fitted kitchen with built-in appliances
- Modern shower room and separate WC
- Three bedrooms
- Well tended gardens
- On street parking
- Viewing an absolute must!
- EPC Rating: D Council Tax Band: A

This beautifully presented home is offered to the market with no onward chain! A truly superb first time buyer purchase with key turn accommodation having uPVC double glazing and gas central heating. The accommodation has entrance hallway, lounge with fireplace, modern fitted kitchen with built-in appliances, rear lobby with downstairs WC off. modern shower room and to the first floor there are three bedrooms. The gardens are well presented. Parking is available on street with bays for ease of parking.

Make this your new home to which an early viewing is an absolute must!

LOCATION

Greenwood Avenue is located in North Hull and lies within ease of reach of the village of Cottingham. Cottingham wears the proud title of Europe'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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation. Door into:

SHOWER ROOM

6'4" x 5'3" (1.93m x 1.60m)
Modern two piece suite in white comprising wash hand basin set in vanity unit, shower cubicle, uPVC double glazed window to the side elevation and tiled splashbacks.

LOUNGE

13' x 11'4" (3.96m x 3.45m)
uPVC double glazed window to the front elevation, Adam style fire surround with granite back and hearth incorporating a living flame fire. TV aerial point.

KITCHEN

11'5" x 7'11" (3.48m x 2.41m)
uPVC double glazed window to the rear elevation, an extensive range of fitted contemporary gloss base and wall units with work surfaces and splashbacks, stainless steel oven with gas hob and extractor, sink unit with drainer and mixer tap. A door leads into:

REAR LOBBY

uPVC door to garden.

W.C.

Low level w.c. in white with wash hand basin and uPVC double glazed window to the rear elevation.

FIRST FLOOR

SMALL LANDING AREA

With uPVC double glazed window to the side elevation.

BEDROOM 1

14'10" x 10'2" maximum (4.52m x 3.10m maximum)
uPVC double glazed window to the front elevation and cupboard housing the gas central heater boiler, feature cast iron fireplace and further fitted cupboard.

BEDROOM 2

10'11" x 9'1" (3.33m x 2.77m)
uPVC double glazed window to the rear elevation. White decorative cast iron fireplace.

BEDROOM 3

9' x 7'9" (2.74m x 2.36m)
uPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a brick wall with wrought iron inserts and a gate giving access to a low maintenance paved garden. A timber gate to the side leads into the rear garden.

The rear garden is predominantly laid to lawn with a patio and offers great outdoor space. Parking is available on-street in bays which are available on a first come first served basis.

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).

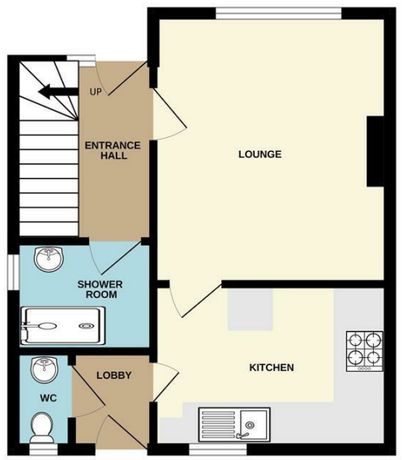
VIEWING

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

GROUND FLOOR



1ST FLOOR

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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