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

25 Millers Walk, Hull HU5 4BP

£245,000

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- Detached modern family house
- No Chain!
- Two receptions
- Kitchen with built-in oven
- Four bedrooms (two fitted)
- Modern bathroom
- Good size garden
- Ample parking
- Viewing is a must!
- EPC: C

Enjoying a prime cul-de-sac location, we are delighted to present to the market this superb detached family home. Owned by the family from new and built by Messrs Wimpey Homes to exacting specification, the property benefits from having no forward chain! With uPVC double glazing and gas central heating the meticulously presented accommodation enjoys Entrance Hallway with WC off, Lounge opening in to Sitting Room and Kitchen. To the first floor the landing leads to FOUR Bedrooms (two fitted) and a lovely modern Bathroom. There is a side driveway extending to the front and leading in to a good size garden. Viewing is a must!

LOCATION

Millers Walk is located off Bricknell Avenue which lies approximately two miles East of the village of Cottingham and only four miles West of Hull city centre.

The official name for Hull is KINGSTON UPON HULL. The people from the city are known as “Hullensians”. Hull is Yorkshire’s only waterfront city. The city is well known for its white telephone boxes, the Humber Bridge and its connections with poet Philip Larkin and pioneering English Pilot Amy Johnson. With an extensive range of shopping facilities, entertainment facilities, the Old Town and its Land of Green Ginger, the city is a superb mixture of modern and historic interest. The city centre provides access to the A63/M62 motorway with further trunk routes located over the Humber Bridge. Hull rightly won the City of Culture in 2017 with so many beautiful places of interest to view. The marina shows some great boats and yachts off with the recently re-developed fruit market now with a host of eateries, local delis and small businesses – a great diverse place to walk around and take in all the city has to offer!

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Tiled floor, staircase to the first floor accommodation and door into:

W.C.

uPVC double glazed window to the front elevation, two piece suite in white comprising pedestal wash hand basin and low level w.c.

LOUNGE

15'4" x 14'3" (4.67m x 4.34m)
uPVC double glazed French doors leading out into the rear garden and TV aerial point. Access to understairs cupboard. Open plan aspect into:

SITTING ROOM/STUDY

11'3" x 8'11" (3.43m x 2.72m)
uPVC double glazed window to the front elevation. Door into:

KITCHEN

12'1" x 7'11" (3.68m x 2.41m)
uPVC double glazed window and door to the rear elevation, fitted base and wall units with work surfaces and tile splashbacks, stainless steel single electric oven with electric hob, sink unit with drainer, space and plumbing for washing machine and space for fridge freezer.

FIRST FLOOR

LANDING

uPVC double glazed window to the front elevation.

BEDROOM 1

13'10" x 10'9" (4.22m x 3.28m)
uPVC double glazed window to the rear elevation and modern slide robes providing hanging and storage facilities.

BEDROOM 2

10'8" x 8'8" maximum (3.25m x 2.64m maximum)
uPVC double glazed window to the rear elevation and modern mirror fronted slide robes.

BEDROOM 3

9'9" maximum x 6'3" (2.97m maximum x 1.91m)
uPVC double glazed window to the front elevation and fitted storage cupboard.

BEDROOM 4

8'10" x 6'3" (2.69m x 1.91m)
uPVC double glazed window to the front elevation.

BATHROOM

7'10" x 5'7" (2.39m x 1.70m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising pedestal wash hand basin, panelled bath with shower head over, low level w.c and beautifully tiled to wet areas.

OUTSIDE

To the front of the property there is extensive parking which also leads down to the side with gated entry into the rear garden.

The rear garden is of good proportions with an extensive patio area leading down to a lawned garden with two outside sheds. Providing great outside space for the ever growing family.

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 to be Freehold (to 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 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

EPC RATING

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

GROUND FLOOR

1ST FLOOR

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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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.