

# Quick & Clarke

PROPERTY SPECIALISTS

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**603 Hall Road, Hull HU6 9UG**  
**Offers Over £155,000**

Beverley | Cottingham | Hornsea | Willerby

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- Semi-detached true bungalow
- Superb large corner plot
- No onward chain
- Modernised throughout
- Newly fitted kitchen & bathroom
- Spacious lounge dining room
- Two double bedrooms
- Private driveway & garage
- Council Tax Band: B
- EPC Rating: Awaited

Occupying a superb corner plot with good size gardens and offered to the market with no onward chain this modernised semi-detached true bungalow is one to most certainly view. The property is well presented throughout and enjoys entrance hallway with cloaks, superb spacious lounge dining room, contemporary newly fitted kitchen, newly fitted modern bathroom and two double bedrooms. The gardens are superb and encase the the property to the front, side and rear elevations with plenty of outdoor space to enjoy. At the head of the garden is a driveway providing off street parking and accessing the brick built single garage which has electric door. Simply ready to key turn and move into this superb property could potentially offer the scope to extend subject to the necessary Planning Permissions but alternatively offers great versatile accommodation to which only a viewing will fully appreciate.

#### LOCATION

Located on the corner of Hall Road and Tudor Drive ideally located for accessibility to the local supermarket, Kingswood Retail Park, Hull City centre, the village of Cottingham and the historic market town of Beverley with regular bus services connecting to further afield this property is an ideal position for accessing all amenities and facilities close by.

#### THE ACCOMMODATION COMPRISES

##### ALL GROUND FLOOR

##### ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway with double doors providing access to storage cupboard which houses the consumer unit.

##### W.C.

Modern two piece suite enjoying low level w.c. and wash hand basin set in vanity.

##### LOUNGE DINING ROOM

19'8" x 10'4" decreasing to 9'0" (5.99m x 3.15m decreasing to 2.74m)  
uPVC double glazed window to the front elevation, modern fireplace and TV aerial point.

##### KITCHEN

9'9" x 7'11" (2.97m x 2.41m)  
uPVC double glazed window to the side elevation and uPVC door leading out into the rear garden. Newly fitted contemporary kitchen in anthracite grey finish with contrasting work surfaces and coordinated tiled splashbacks. Space and provision for cooking, sink unit with drainer, space and plumbing for washing machine and cupboard housing gas central heating boiler.

##### INNER HALLWAY

Fitted storage cupboard.

##### BEDROOM 1

11'9" x 9'0" (3.58m x 2.74m)  
uPVC double glazed window to the rear elevation. Access to loft which has pull down ladder and light within and we are informed is fully boarded.

##### BEDROOM 2

9'3" x 9'1" maximum (2.82m x 2.77m maximum)  
uPVC double glazed windows to the rear elevation.

##### BATHROOM

7'0" x 6'0" (2.13m x 1.83m)  
uPVC double glazed window to the side elevation. Newly fitted modern suite in white enjoys panelled bath with electric shower over, wash hand basin set in vanity and low level w.c. Contemporary marble effect aquaboarding to wet areas.

##### OUTSIDE

The property has a private driveway to the rear providing off street parking and leading to the brick built garage.

The gardens are absolutely stunning encasing the property to the front, side and rear elevations and predominantly laid to lawn with established shrubbery and a large pergola with patio area. There are outside power points and garden lighting.

The garden gate operates on a magnet secure system which can be released by remote control and a switch within the kitchen.

##### GARAGE

17'3" x 8'3" (5.26m x 2.51m)  
Horman secure electric door. Power and light and personal door leading into the rear garden.

##### 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](mailto: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 floorplan 0209