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

QUICK&CLARKE
The Property Specialists

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436 Chanterlands Avenue, Hull HU5 4BL

£295,950

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- Detached family house in popular location
- Beautifully presented throughout
- Over 1,100 square feet
- Three bedrooms, two bathrooms
- Two reception areas
- Modern breakfast kitchen
- Garage and driveway via electric gates
- Enclosed rear garden
- Council tax band D
- EPC rating D

Located within this ever popular residential area, we are delighted to present to the market this exceptional detached modern family home. Beautifully presented throughout and enjoying over 1,100 square feet of accommodation, the property has entrance hall with downstairs WC, lounge, rear sitting room with French doors leading out into the garden, and modern fitted kitchen with built-in appliances. To the first floor there are three good sized bedrooms with en-suite to master, and a stunning four piece family bathroom. There is private parking via electric gates and a garage with personnel door leading into a superb enclosed rear garden.

It goes without saying that viewing of this exceptional turnkey property is a definite must!

LOCATION

Chanterlands Avenue is located off Cottingham Road and links to Bricknell Avenue, ideally located for shops and amenities nearby, also on a regular bus route connecting to Hull City Centre which is approximately three miles south of the property.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

11'8 x 8'11 (3.56m x 2.72m)
A composite door with glazed inserts and matching side panel leads into the entrance hallway having staircase to the first floor accommodation and wood laminate flooring.

DOWNSTAIRS WC

uPVC double glazed window to the side elevation, modern two piece suite in white enjoys low level WC and pedestal wash basin.

DINING KITCHEN

17' x 9'10 decreasing to 8'11 (5.18m x 3.00m decreasing to 2.72m)
uPVC double glazed windows to two elevations and door leading into the garage. An extensive range of ivory shaker style base and wall units with oak drawers, worksurfaces and tiled splashbacks. Induction hob with stainless steel oven, integrated fridge and integrated dishwasher, 1 1/4 bowl sink unit with drainer and mixer tap and access to the understairs storage cupboard. Integrated speaker system.

LOUNGE

19'4 x 10'7 (5.89m x 3.23m)
Dual aspect with uPVC double glazed windows to the front and side elevations, attractive fireplace incorporating a log burner, TV aerial point and oak flooring. An opening leads into:

REAR SITTING ROOM

9'8 x 9'6 (2.95m x 2.90m)
Oak flooring and uPVC double glazed French doors opening out to the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation, access to loft and large storage cupboard with double sliding doors.

BEDROOM 1

13'8 x 10'9 (4.17m x 3.28m)
uPVC double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

uPVC double glazed window to the side elevation, modern three piece suite in white enjoys wash basin set in vanity, low level WC and independent shower cubicle, tiling to wet areas and extractor.

BEDROOM 2

11'10 x 9'5 (3.61m x 2.87m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

13'8 x 8'11 decreasing to 5'9 (4.17m x 2.72m decreasing to 1.75m)
uPVC double glazed window to the front elevation and overstairs cupboard.

BATHROOM

9'4 x 7' (2.84m x 2.13m)
uPVC double glazed window to the rear elevation, four piece contemporary suite in white enjoys modern bath with corner mixer taps and hand held shower, wash basin set in vanity, low level WC and independent shower cubicle. Fully tiled walls in attractive two-tone tiling, electric underfloor heating and extractor. Integrated speaker system.

OUTSIDE

To the front of the property there is a walled boundary and electric wrought iron gates providing access to the private driveway having parking for several vehicles. The garage has up & over door, power and light and is of an L-shape with personnel door leading into the rear garden.

The rear garden is beautifully tended and of an established appearance, featuring patio area leading down to a lawned garden with well-stocked borders containing mature trees and shrubs providing a kaleidoscope of colour and texture.

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 D.

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

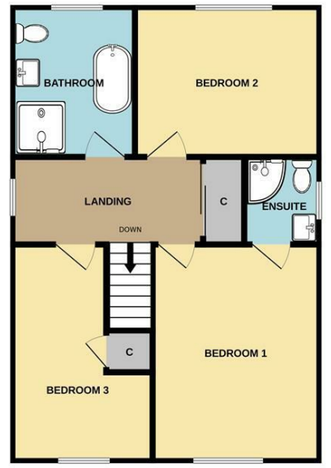
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident 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 Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

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

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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