








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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120 National Avenue, Hull HU5 4GE

Offers in the region of £215,000

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- Detached house
- No onward chain!
- Two receptions
- Kitchen, utility area and wc off
- Three good sized bedrooms
- Two bathrooms
- Driveway & integral garage
- Enclosed garden
- So much potential on offer
- EPC: TBC Council Tax: C

This aesthetically pleasing detached house is presented to the market with no onward chain! Offering a blank canvas for you to add your own designs within to create modern living, whilst in a great location. Entrance hallway, lounge, dining room, kitchen with utility area and WC off and conservatory. To the first floor there are three good size bedrooms and two bathrooms.

To the front of the property there is a driveway and a single integral garage. To the rear is an enclosed garden.

Viewing is a must to appreciate this opportunity!

LOCATION

Located on National Avenue which is accessed from County Road North and Bricknell Avenue and also Chanterlands Avenue and lying only two miles from the City centre of Hull.

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 PORCH
A door with glazed inserts leads into the entrance porch with sealed unit double glazed window to the side elevation and staircase leading to the first floor accommodation.

LOUNGE
13'5" x 10'10" maximum (4.09m x 3.30m maximum)
Sealed unit double glazed window to the front elevation, TV aerial point and access to the under stairs storage cupboard. A square arch opening leads into the dining room.

DINING ROOM
8'4" x 8'3" plus bay (2.54m x 2.51m plus bay)
Sealed unit double glazed bay window overlooking the rear garden. Door leading into the kitchen.

KITCHEN
9'1" x 8'3" (2.77m x 2.51m)
With sealed unit double glazed window to the rear elevation and door to conservatory. Fitted base and wall units with work surfaces and splashbacks. Gas hob with single electric oven. Sink unit. Incorporating a utility area. Door leads into downstairs w.c.

DOWNSTAIRS W.C.
Sealed unit double glazed window to the side elevation. Low level w.c. and pedestal wash hand basin.

CONSERVATORY
9'8" x 9'4" (2.95m x 2.84m)
Of a uPVC construction and enjoying views over the rear garden.

FIRST FLOOR

LANDING AREA

BEDROOM 1
12'4" x 10'7" (3.76m x 3.23m)
Sealed unit double glazed window to the rear elevation.

EN-SUITE
Sealed unit double glazed window to the front elevation. Three piece suite has wash hand basin set in vanity, low level w.c. and independent shower cubicle.

BEDROOM 2
13'10" decreasing to 10'9" x 11'9" max (4.22m decreasing to 3.28m x 3.58m max)
Three sealed unit double glazed windows to the front elevation.

BEDROOM 3
10'1" x 6'4" (3.07m x 1.93m)
Sealed unit double glazed window to the rear elevation.

BATHROOM
6'9" x 5'7" (2.06m x 1.70m)
Sealed unit double glazed window to the rear elevation. Three piece suite has panelled bath, pedestal wash hand basin and low level w.c. Tiled splashbacks to wet areas.

OUTSIDE
To the front of the property there is off street parking for several vehicles and open plan garden.

The rear garden is designed for ease of maintenance and is fenced.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

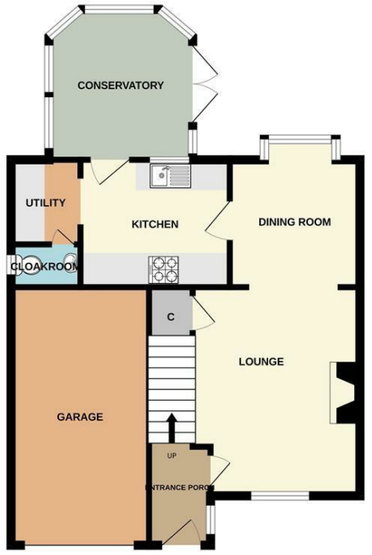
DOUBLE GLAZING
The property benefits from sealed unit double glazing.

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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