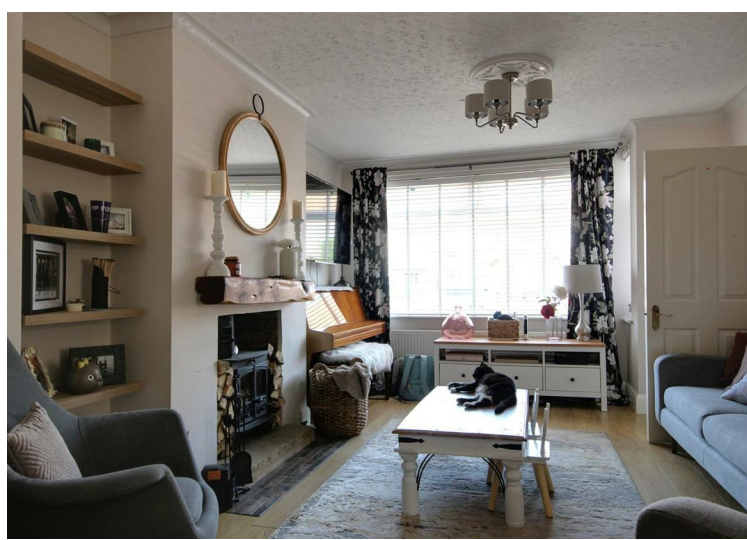




Quick & Clarke
PROPERTY SPECIALISTS

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98 Welwyn Park Road, Hull HU6 7EA
£160,000

- Traditional end town house
- No onward chain
- Simply stunning throughout
- 2 reception areas (with log burner to lounge)
- Contemporary remodelled breakfast kitchen with built-in appliances & utility off
- Remodelled ground floor bathroom
- 3 first floor bedrooms
- Beautifully designed South facing garden
- Parking to front; Larger than average garage & workshop to rear
- EPC Rating: D. Council Tax Band: B

Located in this highly desirable residential area and offered with no onward chain, this superbly presented end town house is brought to the market. Beautifully presented throughout with uPVC double glazing and gas central heating, the extended accommodation has superb chic styled elevations throughout which can only be appreciated by an internal viewing. With entrance hallway, two reception areas having log burner to the lounge, a superb contemporary kitchen with integrated appliances and utility room leading to refurbished ground floor bathroom. To the first floor there are three bedrooms. The South facing garden is of good proportions and provides great outdoor space having a porcelain tiled patio and lawned garden, and to the head of the garden is a workshop and larger than average garage accessed via a tenfoot. To the front of the property a dropped kerb provides access to a gravelled driveway for several vehicles. This superb turn key property awaits its new owners to which an early viewing is an absolute must.

LOCATION

Welwyn Park Avenue is located off Beverley High Road and lies within ease of reach of local facilities on Beverley High Road itself, supermarkets and Kingswood Retail Park, and there is easy access to the A1079. Lying only 3 miles north of the 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

A white uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Wood laminate flooring and staircase leading to the first floor accommodation.

LOUNGE/DINING ROOM

23'6" x 15'6" decreasing to 12'6" (7.16m x 4.72m decreasing to 3.81m)

uPVC double glazed window to the front and side elevations, oak beam to chimney breast with recessed fireplace housing log burner, attractive oak effect wood laminate flooring throughout and access to understairs storage cupboard which houses the utility meters.

BREAKFAST KITCHEN

13'8" x 9' (4.17m x 2.74m)

uPVC double glazed window and door to the rear elevation, an extensive range of cashmere soft close gloss base and wall units incorporating large storage drawers, wood effect work surfaces and attractive tiled splashback, ceramic hob, stainless steel single electric oven, stainless steel chimney extractor, with space and plumbing for dishwasher, breakfast bar, sink unit with drainer and mixer tap.

UTILITY ROOM

Space and plumbing for washing machine and outlet for dryer, space for fridge freezer and door into:

BATHROOM

7'6" x 5'5" (2.29m x 1.65m)

uPVC double glazed window to the rear elevation, superb three piece suite in white comprising L-shaped bath with shower screen and shower over, low level w.c. and wash basin set in contemporary vanity unit with drawers, fully tiled walls to complement, towel radiator and Xpelair.

FIRST FLOOR

SMALL LANDING AREA

BEDROOM 1

12'2" to slide robes x 12' into bay (3.71m to slide robes x 3.66m into bay)

uPVC double glazed window to the front elevation, contemporary slide robes with inset mirrors providing hanging and storage facilities, recessed shelving and attractive panelling to wall behind bedhead.

BEDROOM 2

11'3" x 8'4" (3.43m x 2.54m)

uPVC double glazed window to the rear elevation.

BEDROOM 3

8'4" x 6'9" (2.54m x 2.06m)

uPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a dropped kerb and a driveway laid under grey gravel with timber fence provides off-street parking for several vehicles.

A side passageway and gate leads through into the rear garden which is South facing and has an extensive porcelain paved patio and lawn with central tree. To the head of the garden and accessed via the tenfoot is a larger than average garage and workshop with power and light laid on.

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



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 the 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 Metaphor C2025