

71 Dent Road, Hull HU5 4SH
£135,000

- Refurbished family home
- uPVC double glazing & gas central heating
- Lounge with fireplace
- Contemporary breakfast kitchen
- Three bedrooms
- Modern house bathroom
- Low maintenance garden
- Popular location
- Viewing recommended!
- EPC: C

THE PROPERTY

Located within this ever popular residential area, we are delighted to present to the market this refurbished home which is immaculately presented throughout. Benefiting from uPVC double glazing and gas central heating the accommodation enjoys entrance hallway, lounge with fireplace, contemporary fitted breakfast kitchen with built-in appliances. To the first floor the landing leads to THREE bedrooms and a modern house bathroom. The low maintenance garden provides great outdoor space. Viewing is a must for this gem of a property!

LOCATION

Dent Road is located off Bricknell Avenue and is a popular residential area lying within ease of reach of local shops on Bricknell Avenue, and in within driving proximity to the village centre of Cottingham. Cottingham wears the proud title of the UK's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway having attractive wood laminate flooring and staircase leading to the first floor accommodation. A door leads into;

LOUNGE

14'5" x 11'7" max (4.39m x 3.53m max)
uPVC double glazed window to the front elevation, modern laminate flooring, recessed fireplace and wall-mounted TV aerial point. Access to the understairs storage cupboard.

DINING KITCHEN

14'8" x 8' (4.47m x 2.44m)
uPVC double glazed window and door to the rear elevation. A contemporary grey gloss suite with feature handles and quartz worksurfaces. Single electric oven with induction hob and extractor. Integrated appliances include fridge freezer, dishwasher and washer dryer. Sunken sink unit with integral drainer and mixer tap.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM 1

14'8" x 9'8" (4.47m x 2.95m)
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

8'11" x 8'8" (2.72m x 2.64m)
uPVC double glazed window to the rear elevation, wood laminate flooring.

BEDROOM 3

11' max x 7' max (3.35m max x 2.13m max)
uPVC double glazed window to the front elevation.

BATHROOM

7'10" x 5'6" (2.39m x 1.68m)
Two uPVC double glazed windows to the rear elevation. Modern three piece suite in white enjoying panelled bath with shower over and shower screen, wash hand basin and low level WC set in vanity unit. Fully tiled walls with contrasting tiled floor and ladder style towel radiator.

OUTSIDE

To the front of the property there is a paved garden with pedestrian access to the side leading down to a gated entry to the rear garden. The rear garden is predominantly paved with garden shed and offers a good degree of privacy.

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.

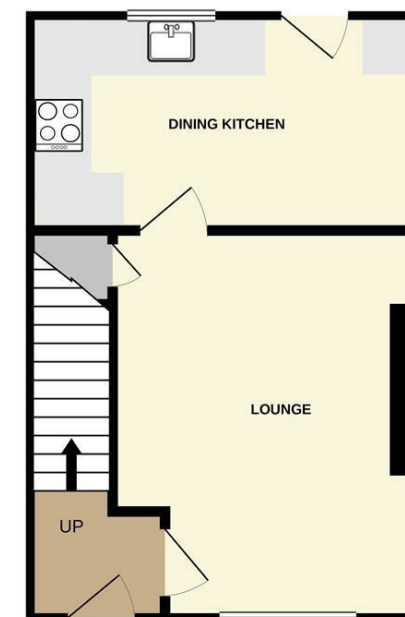
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

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



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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