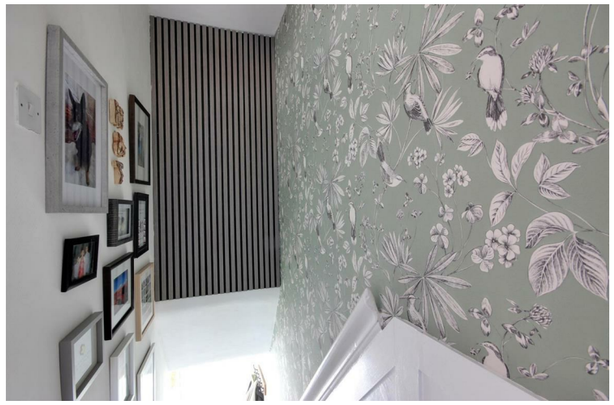

Quick & Clarke
PROPERTY SPECIALISTS

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93 Cardigan Road, Hull HU3 6XD

£135,000

Beverley | Cottingham | Hornsea | Willerby

- Superb modernised town house
- Superbly presented throughout
- Spacious lounge area
- Modern kitchen with built in appliances
- Modern ground floor bathroom
- Two double bedrooms
- Well-tended gardens
- Off-street parking
- High standard throughout
- EPC: D Council Tax: A

Ideally located for access to the City centre and motorway networks, this delightful two-bedroom house is a true gem that deserves your attention. The current owners have meticulously transformed the property to a high standard, ensuring a comfortable and stylish living environment.

As you enter, you are welcomed by a spacious lounge that offers a perfect space for relaxation and entertaining. The modern kitchen is equipped with built-in appliances, making it a joy for any home cook. Additionally, the ground floor bathroom is contemporary and well-appointed, catering to all your needs.

Venturing to the first floor, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The property is further enhanced by uPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

Outside, the well-tended gardens offer a wonderful outdoor space, ideal for enjoying the fresh air or hosting gatherings. To the front of the house, off-street parking adds convenience to this already appealing property.

This home is not just a place to live; it is a lifestyle choice that combines comfort, style, and practicality. Viewing is highly recommended to fully appreciate all that this property has to offer. Don't miss the opportunity to make this lovely house your new home.

LOCATION

Cardigan Road is located off Anlaby Road within ease of reach of Calvert Lane, the shopping facilities of Anlaby Retail Park and only two miles west 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 COMMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into entrance hallway with staircase leading to the first floor accommodation.

LOUNGE / DINING ROOM

19'6" x 14'2" (5.94m x 4.32m)
Having uPVC double glazed window to the front elevation. Beautiful recessed fireplace with wooden beam and log burner. TV aerial point and feature panelling.

KITCHEN

12'6" x 9'8" (3.81m x 2.95m)
With uPVC double glazed window to the rear elevation and uPVC door to garden. Contemporary fitted cashmere finish base and wall units with work surfaces and large storage drawers, uplift splashbacks and tiled floor. Induction hob with oven and microwave combination, space for fridge freezer and space and plumbing for washing machine. A door leads into the bathroom.

BATHROOM

12'4" x 4'10" (3.76m x 1.47m)
With uPVC double glazed window to the rear elevation. Cupboard housing gas central heating boiler. Three piece modern suite in white enjoys panelled bath with shower over, pedestal wash hand basin and low level w.c., beautifully finished with modern tiling.

FIRST FLOOR

LANDING

Small landing area.

BEDROOM 1

14'7" decreasing to 11'2" x 11'10" max (4.45m decreasing to 3.40m x 3.61m max)
Two uPVC double glazed windows to the front elevation.

BEDROOM 2

7'0" x 8'4" (2.13m x 2.54m)
Accessed from the study and having uPVC double glazed window to the rear elevation.

STUDY

7'1" x 5'4" (2.16m x 1.63m)
With uPVC double glazed window to the rear elevation. Ideal for use as a dressing room, nursery or indeed working from home. Door leads in from the study to bedroom 2.

OUTSIDE

To the front of the property there is a dropped kerb providing off street parking.

The rear garden is beautifully tended and designed for ease of maintenance with great outdoor lawn space, patio area and an additional separated lawn to the garden at the head of the plot providing great outdoor space.

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 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 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 Willerby office on 01482 651155 or email willerby@qandc.net

AGENT NOTE FOR BUYER

Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

GROUND FLOOR

1ST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . 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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