



34 Scholars Drive, Hull, East Yorkshire, HU5 2DB

- 📍 Detached House
- 📍 Four Beds/Three Baths
- 📍 Lounge & Study
- 📍 Council Tax Band = E
- 📍 Dining Kitchen
- 📍 Driveway & Double Garage
- 📍 Westerly Rear Garden
- 📍 Freehold / EPC = C

£375,000

INTRODUCTION

Occupying a corner plot within a quiet cul-de-sac and offering spacious accommodation is this detached house with double garage. The beautifully presented accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., lounge with bi-fold doors to the rear garden, study and a dining kitchen. Upon the first floor are four bedrooms, two en-suite shower rooms and a family bathroom. The property has the benefit of gas central heating to radiators, double glazing and an alarm system.

To the front of the property is a driveway providing good off street parking and leads onwards to the detached double garage with automated door. The rear garden offers much privacy with a patio area and steps leading down to the garden beyond.

LOCATION

Scholars Drive is a cul-de-sac situated on the south side of Cottingham Road close to Newland Park. The property falls in the catchment area of outstanding primary and secondary schooling and is only a short walk from Hull University and the bustling and vibrant area of Newland Avenue. Easy access and good public transport links to Hull city centre and towards the village of Cottingham are available. The historic market town of Beverley lies to the north.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With tiled floor and staircase leading up to the first floor.

LOUNGE

22'10" x 11'9" approx (6.96m x 3.58m approx)

With bay window to front elevation and bi-folding doors opening out to the rear patio.



DINING AREA



STUDY

10'9" x 8'4" approx (3.28m x 2.54m approx)
Window to front.

UTILITY

With plumbing for a washing machine, tiled floor and external access door to side.

DINING KITCHEN

15'8" x 16'8" (measurements to extremes) approx (4.78m x 5.08m
(measurements to extremes) approx)
Fitted with modern dual tone high gloss base and wall units with
worksurfaces, one and a half sink and drainer with shower style mixer
tap, double oven, five ring gas hob, fridge/freezer and dishwasher.
Window to rear.



DINING AREA

With bi-folding doors opening out to the rear patio.



FIRST FLOOR

LANDING

BEDROOM 1

13'9" x 11'9" approx (4.19m x 3.58m approx)
With fitted wardrobes and window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Window to side.



BEDROOM 2

12'3" x 10'1" approx (3.73m x 3.07m approx)
Window to front. Cylinder cupboard.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to front.

BEDROOM 3

9'4" x 8'10" approx (2.84m x 2.69m approx)
Window to rear.



BEDROOM 4

11'5" x 7'4" approx (3.48m x 2.24m approx)
With fitted wardrobes and window to rear.

BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Window to rear.



OUTSIDE

To the front of the property is a driveway providing good off street parking and leads onwards to the detached double garage with automated door. There is a patio to the rear with steps down to the garden beyond.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

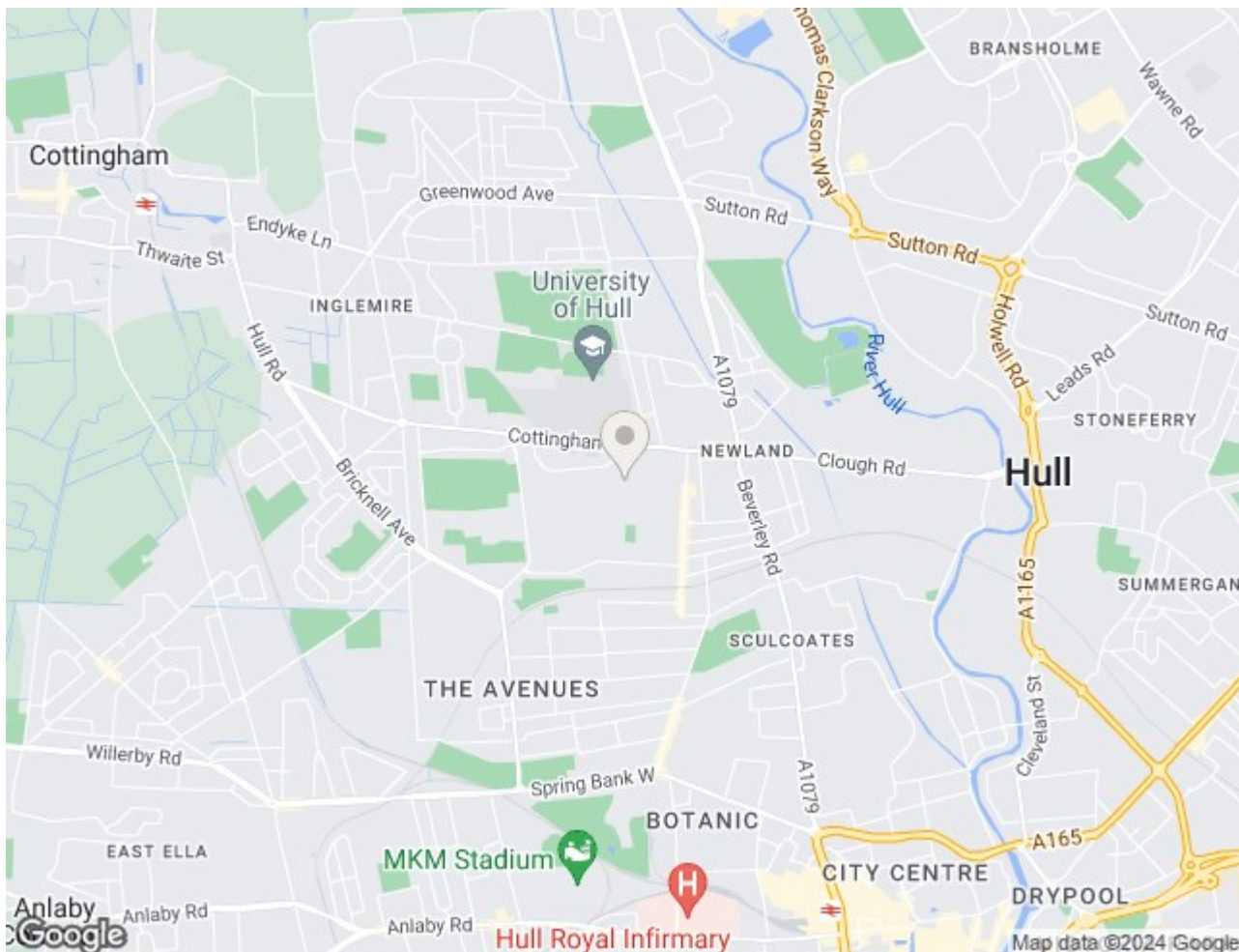
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



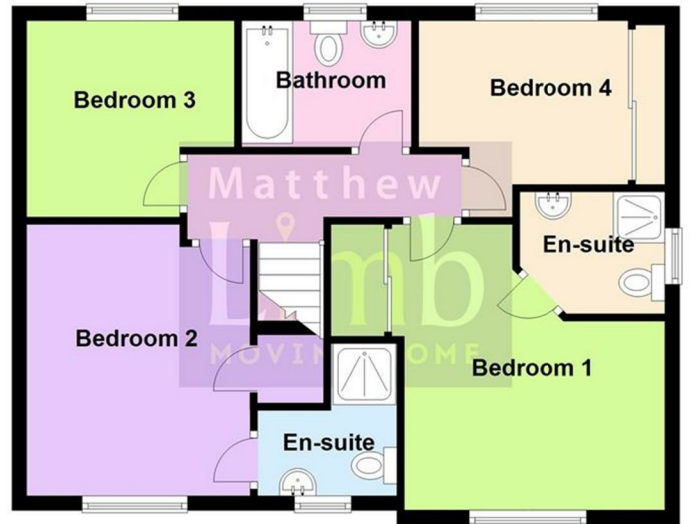
Ground Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 125.1 sq. metres (1347.0 sq. feet)

