



QUICK&CLARKE

The Property Specialists

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**19 Scarrington Crescent, Hull HU4 7SL**  
**£190,000**

- Semi-detached "true" bungalow
- No chain!
- Two fitted bedrooms
- Modern shower room
- Modern fitted kitchen
- Lounge/dining room
- Well tended gardens
- Driveway & garage
- Viewing an absolute must!
- EPC Rating: C Council Tax Band: B

This well presented, semi-detached true Bungalow is offered to the market with no onward chain. Simply ready to key turn and move in to, this delightful property enjoys uPVC double glazing and gas central heating. With Entrance Hallway, spacious Lounge/Dining Room, Modern fitted Kitchen, Inner Hallway with Two fitted Bedrooms and a modern Shower Room. The gardens are well presented and the Bungalow enjoys a driveway and Single Garage. Enjoying a prime cul-de-sac position, an early viewing is an absolute must!

LOCATION

Scarrington Crescent is located off Westborough Way and is within easy reach of the local facilities on Anlaby High Road and lies only 1.5 miles from Anlaby village centre and 2.5 miles from Hull city centre.

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

A uPVC door with glazed inserts and side window leads into:

ENTRANCE HALLWAY

7'4" x 4'7" (2.24m x 1.40m)  
Door into:

LOUNGE/DINING ROOM

16'8" x 12'8" decreasing to 9'1" (5.08m x 3.86m decreasing to 2.77m)  
uPVC double glazed picture bay window to the front elevation, granite fireplace with living flame gas fire and TV aerial point. A door leads into:

INNER HALLWAY

Access to loft and two useful storage cupboards.

KITCHEN

11'7" x 7'4" (3.53m x 2.24m)  
uPVC double glazed window and door to the side elevation, fitted white Shaker style base and wall units with work surfaces and tile splashbacks, stainless steel gas hob with stainless steel single electric oven, sink unit with drainer, tiled floor, space for fridge freezer and space and plumbing for washing machine.

BEDROOM 1

12' x 9'1" (3.66m x 2.77m)  
uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

11' x 7'4" (3.35m x 2.24m)  
uPVC double glazed window to the rear elevation and freestanding wardrobes providing hanging and storage facilities.

SHOWER ROOM

8'1" reducing 5'3" x 6'4 (2.46m reducing 1.60m x 1.93m)  
uPVC double glazed window to the side elevation. Modern three piece suite enjoying independent shower cubicle, pedestal wash hand basin and low level WC. Tiled and shower boarding splashbacks.

OUTSIDE

To the front of the property there is a beautifully tended and planted garden. A side driveway provides off-street parking which is accessed via wrought iron gates, and leads to a garage with up-and-over door, power and light.

The rear garden is predominantly lawned with an array of shrubs and plants.

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



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.

While 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. Made with Mapplan 10/2004