



QUICK & CLARKE
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46 Newland Park, Hull HU5 2DW
£465,000

- Imposing semi-detached family home
- Built in 1907
- Arranged over three floors with over 2,900 square feet
- Six bedrooms and three bathrooms
- Four reception rooms and kitchen
- Beautifully tended gardens
- Private parking
- Highly regarded area
- Council tax band F
- EPC: D

Located in one of the finest local areas, we are delighted to present to the market this imposing semi-detached family home. Built in 1907, the property has an abundance of beautiful original features including high ceilings and elegant cornicing, along with over 2,900 square feet of accommodation within.

The property enjoys majority double glazed windows and gas central heating, it is well-presented throughout and in brief enjoys entrance porch, entrance hallway, three formal reception rooms, breakfast kitchen and a superb garden/family room enjoying splendid views over the rear garden. To the first floor there are four double bedrooms and two bathrooms, along with two more double bedrooms and another bathroom on the second floor. The gardens are beautifully presented and of an established appearance, and there is private driveway providing off-street parking for several vehicles.

It goes without saying that with so much to see an early viewing is an absolute must to appreciate the wealth of accommodation on offer in this stunning family home.

LOCATION

Newland Park is a hidden gem located just off Cottingham Road. An exclusive area of bespoke individually designed properties, lying close to the University and only 2 1/2 miles 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 COMPRISES

GROUND FLOOR

ENTRANCE PORCH

A door with glazed inserts and side windows leads into the entrance porch having tiled floor and doorway leading into the entrance hallway.

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and access to the downstairs WC.

DOWNSTAIRS WC

Window to the side elevation, low level WC and pedestal wash basin on a timber plinth.

LOUNGE

14'1 into bay x 14' (4.29m into bay x 4.27m)
Secondary glazed bay window to the front elevation with leaded lights and attractive panelling below, period radiator, feature pine fire surround with open fire and picture rail.

DINING ROOM

15'9 max x 10'10 (4.80m max x 3.30m)
Two leaded windows to the front elevation, beautiful period panelling to the walls to picture rail height, original feature fireplace with tiled back and hearth. Double doors lead into:

DAY ROOM

15'5 x 15'3 (4.70m x 4.65m)
French door and windows to the rear garden, attractive pine flooring, TV aerial point, recessed base storage unit, coving to ceiling, picture rail and dado rail along with two period radiators.

KITCHEN

14'1 x 10'11 max (4.29m x 3.33m max)
With traditional base units in pine with tiled worksurfaces, range cooker, breakfast bar, wall mounted dresser and wine rack. Space for fridge freezer, traditional fitted cupboards and pine floorboards. Open to:

LIVING/DINING GARDEN ROOM

23'7 x 10'6 (7.19m x 3.20m)
Windows overlooking the rear garden, Velux roof window and a beautiful corner window looking towards the front of the property. A French door leads into the garden. Recessed Belfast sink unit with space and plumbing for washing machine below. Fitted original period cupboard and attractive pine floorboards.

FIRST FLOOR LANDING

Staircase leading to the second floor accommodation and window to the front elevation.

BEDROOM 1

17'3 into bay x 13'10 (5.26m into bay x 4.22m)
Walk-in bay window to the front elevation, picture rail and door into the en-suite.

EN-SUITE

Three piece suite enjoys wash basin set in vanity unit, independent shower cubicle and low level WC along with window to the side elevation.

BEDROOM 2

15'6 x 15'4 (4.72m x 4.67m)
Period cast iron fireplace, picture rail and window to the rear elevation. A stunning bedroom enjoying splendid views over the rear garden.

BEDROOM 3

16'4 x 14'1 max (4.98m x 4.29m max)
Windows to both side elevations and period fireplace.

BEDROOM 4

15'10 x 11'2 (4.83m x 3.40m)
Window to the front elevation.

FAMILY BATHROOM

9'7 max x 7'10 max (2.92m max x 2.39m max)
Three piece suite in white enjoys panelled bath with shower over and shower screen, pedestal wash basin and low level WC. All beautifully complemented with full-height feature tiling and window to the side elevation.

SECOND FLOOR LANDING

Velux roof window.

BEDROOM 5

20'1 x 10'9 plus bay (6.12m x 3.28m plus bay)
Bay window to the side elevation.

BEDROOM 6

15'8 max x 12'1 max (4.78m max x 3.68m max)
Being of an L-shape with window to the rear elevation.

BATHROOM

10'11 x 6'3 (3.33m x 1.91m)
Three piece suite in white enjoys panelled bath with shower over and shower screen, pedestal wash basin and low level WC. Tiling to the shower area, wall panelling to half height and Velux roof window.

EXTERNAL

To the front of the property is a private gravelled driveway providing off-street parking for several vehicles, along with a lawned garden with block sett edging. A gated entry leads down the side of the property into the rear garden.

The rear garden is of very good proportions and offers a sweeping lawn of an established appearance with an abundance of shrubbery and plants providing an all seasons

garden. There is a patio area directly beyond the garden room which has steps leading down to the lawn.

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 majority 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



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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.