



QUICK & CLARKE
The Property Specialists

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49 Hall Road, Hull HU6 8QW
£209,950

- Characterful and homely 1930s property
- Beautiful modern kitchen and bathrooms
- True four bed house
- Large garden
- High ceilings and bay windows
- Convenient location for Hull and Cottingham
- Parking in garage to rear
- Council tax band C
- EPC rating D

A very attractive, homely and well-proportioned 1930s true four bed family house. Having the benefit of a large garden, high ceilings and well-proportioned rooms, the property has been much loved with a modern kitchen and bathroom. Benefiting from a generous westerly facing garden with garage to the rear, the house is also in a position convenient for the University, Cottingham and Hull City Centre. Viewing is highly recommended.

LOCATION

The property is located on the west side of Hall Road which is an attractive tree lined road and in a position between the junction with Leyburn Avenue and Cottingham Road. Lying on Hull's inner ring road, the property is very close to Cottingham and has easy access into the university district and the centre of Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

14'2 x 6'10 (4.32m x 2.08m)

Modern uPVC stained glass panelled front door, oak style laminate flooring, stairs to the first floor accommodation with storage cupboard under and an area for hanging coats.

LIVING ROOM

13'10 x 11'11 (4.22m x 3.63m)

A very well-proportioned room with high ceiling, located to the rear of the property with bay window and door leading out onto the westerly facing garden. Offering flexibility of use and with oak style laminate flooring, the room has a gas living flame fire with an attractive and modern composite stone surround.

SITTING ROOM

13'4 x 11'1 (4.06m x 3.38m)

A further generous sized reception room, currently used as the main living room, with an attractive living flame gas fire with granite hearth and back, oak style laminate flooring and bay window with stained glass top lights to the front elevation.

KITCHEN

16'10 x 8'3 (5.13m x 2.51m)

With a generous range of wall and base storage units with ash style fronts, solid granite worksurfaces and stone tile splashbacks. Four ring electric hob with extractor over, integrated oven, 1 1/2 bowl inset stainless steel sink and drainer. Space and plumbing for washing machine, integrated dishwasher and integrated fridge freezer. Windows to both rear and side elevations, uPVC glass panelled door providing access to the side of the property.

FIRST FLOOR LANDING

BEDROOM 1

14'1 x 11'9 (4.29m x 3.58m)

A generous sized double bedroom with bay window overlooking the garden. The focal point of the room is a beautiful tiled fireplace, characteristic of this age of property.

BEDROOM 2

12'5 x 11'2 (3.78m x 3.40m)

Bay window with stained glass top lights to the front elevation.

BEDROOM 3

8'9 x 8'7 (2.67m x 2.62m)

Window to the rear elevation.

BEDROOM 4

8'10 max x 8' (2.69m max x 2.44m)

Window to the front elevation.

SHOWER ROOM

7'8 x 5'9 (2.34m x 1.75m)

A modern and recently fitted shower room with a three piece sanitary suite comprising walk-in shower cubicle, vanity unit with semi-recessed wash basin and back to the unit WC. Fully tiled walls, laminate flooring, extractor fan, window to the side elevation, wall-mounted LED mirror and heated towel rail.

OUTSIDE

The property is set back from the road with a wide, council maintained grass verge forming the front boundary. The front garden is accessed through two wrought iron gates with a dwarf brick wall to the front. The garden is largely lawned with a concrete path leading to the front door. Access to the rear garden is via the side of the property.

The rear garden is very generously sized for a property of this type and largely lawned. Westerly facing with a patio area adjacent to the living room, there is a shed for storage. To the very rear of the garden is a concrete sectional garage which opens onto a tenfoot.

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 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



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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