



QUICK & CLARKE
The Property Specialists

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6 Shropshire Close, Hull HU5 5UG
Guide Price £195,000

- Modern semi-detached house
- Prime location
- Beautifully presented throughout
- uPVC double glazing and gas central heating
- Two receptions and modern fitted kitchen
- Three bedrooms (one fitted)
- Modern first floor bathroom and block sett driveway
- Good sized rear garden
- Viewing an absolute must
- Council tax band C. EPC rating D.

Located within this highly regarded residential area and enjoying a prime plot of great proportions we are delighted to present to the market this exceptionally well-presented modern semi-detached family home. The property is simply ready to move into and thoroughly embrace living in a great home in an equally great location.

The property enjoys entrance hallway, lounge with feature fireplace, dining room with French doors to garden, modern fitted kitchen with built-in appliances and to the first floor there are three bedrooms, one of which is fitted, and modern house bathroom. To the front extending to the side is a block sett driveway, the side driveway being semi detached to the property next door and provides off-street parking for several vehicles. The rear garden offers great outdoor space and is well-maintained offering a good degree of privacy.

This property will make a great home to which an early viewing is a definite must.

LOCATION

Shropshire Close is located off Priory Road and lies approximately three miles east of Cottingham and three miles west 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

A uPVC door with glazed inserts leads into the entrance vestibule, with wood laminate flooring and staircase leading to the first floor accommodation.

LOUNGE

14'2 x 11'5 max (4.32m x 3.48m max)
uPVC double glazed window to the front elevation, attractive wood laminate flooring, feature granite fireplace with back and hearth and incorporating an electric flame fire, TV aerial point and dado rail.

DINING ROOM

10'2 x 8'5 (3.10m x 2.57m)
uPVC double glazed French doors opening out into the rear garden and attractive wood laminate flooring. A door leads into:

KITCHEN

10'2 x 6' (3.10m x 1.83m)
uPVC double glazed window to the rear elevation. An extensive range of ivory modern fitted base and wall units with drawers, contrasting worksurfaces and coordinated tile splashbacks. Ceramic hob with electric oven underneath and stainless steel chimney extractor. Porcelain 1 1/4 bowl sink unit with drainer and mixer tap. Space and plumbing for washing machine and space for both undercounter fridge and freezer.

FIRST FLOOR LANDING

Access to loft. The loft has pull-down ladder and we are informed by the client that it is fully boarded. There is also a linen cupboard.

BEDROOM 1

12'5 to wardrobes x 8'7 plus doorwell (3.78m to wardrobes x 2.62m plus doorwell)
uPVC double glazed window to the front elevation. Fitted bedroom furniture enjoying fitted wardrobes providing hanging and storage facilities, bedside tables with drawers and headboard with space for king size bed.

BEDROOM 2

9'2 x 7'3 (2.79m x 2.21m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

7'7 decreasing to 6'3 x 7'6 (2.31m decreasing to 1.91m x 2.29m)
uPVC double glazed window to the rear elevation.

BATHROOM

6'5 x 6'2 (1.96m x 1.88m)
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EXTERNAL

To the front of the property there is block sett driveway extending to the front and side providing off-street parking for several vehicles. The rear garden is of good proportions and offers a good degree of privacy. A patio area leads down to a lawned garden and a timber garden shed.

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

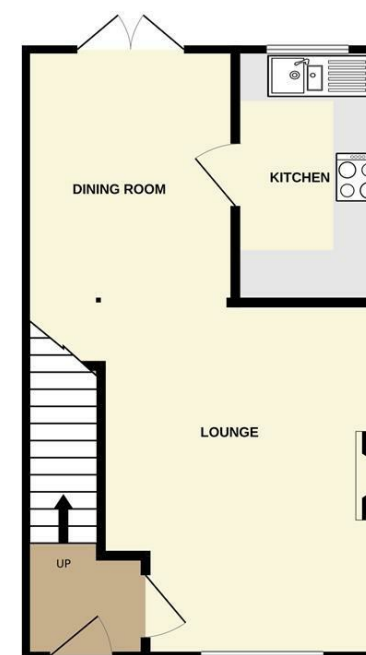
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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

GROUND FLOOR



1ST FLOOR



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. Made with Metropix ©2024