

94 Dent Road, Hull HU5 4SN
Guide Price £130,000

- Traditional townhouse
- No forward chain
- Well presented throughout
- Two double bedrooms
- Newly fitted first floor bathroom
- Lounge with fireplace
- Newly fitted kitchen
- Good sized garden
- Viewing a must
- EPC - E

Located in this popular residential area and would make an ideal property for a first time buyer, we are delighted to present to the market this recently modernised townhouse. The property enjoys uPVC double glazing and gas central heating and benefits from having no forward chain. The well presented accommodation comprises entrance hallway, lounge with modern fireplace, newly fitted dining kitchen with built-in appliances, and to the first floor there are two double bedrooms, one of which has fitted wardrobes and a newly fitted modern bathroom with separate w.c. The garden is well proportioned, and the property now awaits its new owners, having been redecorated throughout, to add their own design flair and thoroughly enjoy embracing living there A viewing is a must.

LOCATION

Dent Road is accessed from St Mary's Avenue which is off Bricknell Avenue and lies within the East Riding catchment area. A great location accessible to all the local shops and amenities that Bricknell Avenue has to offer and lying a short car journey from Cottingham village centre. Cottingham is said to be the largest village in England. This East Riding of Yorkshire village is ideally located on the Northern outskirts of Hull, with the countryside of the Yorkshire Wolds as its backdrop and the city centre a short drive away. Located only 6 miles from the historical market town of Beverley you are surrounded by places of interest and, with the local train station and bus services, you can easily enjoy all that the area has to offer. Its location places it on a most convenient route for commuting to work, for city centre shopping, and for leisure and entertainment. The M62 and Humber Bridge routes are easily accessed. The village itself has so much to offer with two primary schools and Cottingham High School, with Hymers College and Hull Collegiate within reach. With local shops, eateries and two supermarkets Cottingham has such a great vibe for all age groups, making this East Riding village a popular location for all.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts and side windows leads into the entrance hallway, having staircase leading to the first floor accommodation.

LOUNGE

15'1 x 11'8 (4.60m x 3.56m)
uPVC double glazed window to the front elevation, wooden fire surround with granite back and hearth incorporating a living flame gas fire. Access to the understairs storage cupboard and TV aerial point.

DINING KITCHEN

18'5 x 8'7 (5.61m x 2.62m)
Three uPVC double glazed windows to the rear elevation and uPVC door leading out into the rear garden. Newly fitted base and wall units in a light grey finish with wood effect work surfaces and tiled splashbacks, single electric oven with ceramic hob, one and a quarter bowl sink unit with drainer, cupboard housing the gas central heating boiler, space and plumbing for washing machine and space for fridge freezer.

FIRST FLOOR

LANDING

BEDROOM 1

12'9 x 9'5 (3.89m x 2.87m)
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

11'4 x 9'7 (3.45m x 2.92m)
uPVC double glazed window to the rear elevation and fitted wardrobe providing hanging and storage facilities.

BATHROOM

5'6 x 5'5 (1.68m x 1.65m)
uPVC double glazed window to the rear elevation. Two piece newly fitted suite with pedestal wash hand basin and panelled bath with screen and electric shower over. Aqua boarding to splash backs.

SEPARATE WC

Newly fitted low level WC, Aqua boarding to splashbacks.

EXTERNAL

To the front of the property is a low maintenance enclosed garden with ornamental wall. A door provides access to the rear garden featuring concrete hardstanding patio area, lawned garden and two brick outhouses useful for storage.

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).

COUNCIL TAX

The Council Tax Band for this property is Band A.

VIEWING

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

FINANCIAL SERVICES

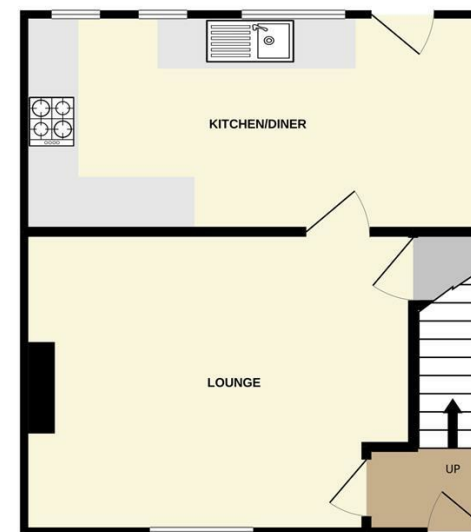
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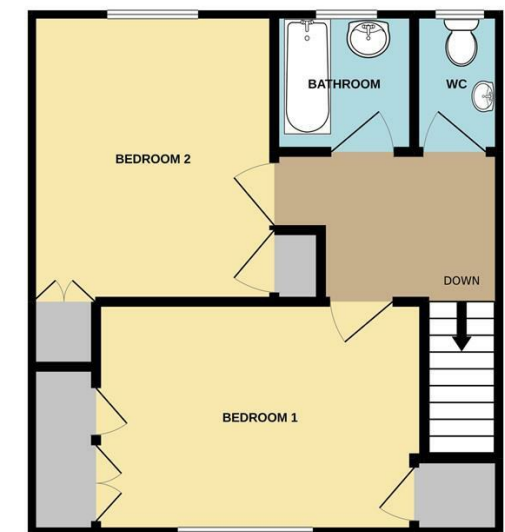
EPC RATING

For full details of the EPC rating of this property please contact our office.

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.
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