



49 Brantingham Walk, Hull HU5 5QS
£119,500

- Generously sized three bedroom house
- Tucked away overlooking a Green
- No Chain
- Enviale school catchment
- Large kitchen & downstairs toilet
- Fully tiled floors to the ground floor
- Easy to maintain garden
- EPC Rating: C
- Council Tax Band: A

A larger than average, and generously sized, three bed terraced house in a superb position overlooking an open Green. With a light and airy feel courtesy of the large sunny rooms, the property also has a downstairs toilet. Situated away from the main road and within an enviable school catchment, the property offers three good size bedrooms in addition to an easy to maintain garden.

LOCATION

The property is located on a row of similar terraces situated on a walkway overlooking an open Green, and lying between Brantingham Walk and Hotham Road South. This peaceful position belies its location which is conveniently positioned to access the major road network on both Priory Road and Willerby Road, leading into the centre of Hull. The property is also in an enviable school catchment being serviced both by Wold Academy and also Priory Primary School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

6'5" x 3'10" (1.96m x 1.17m)
Timber glass panelled door and two brick stores.

ENTRANCE HALL

18'6" x 5'10" (5.64m x 1.78m)
uPVC glass panelled front door, porcelain tiled floor and cupboard housing the hot air blown central heating system.

CLOAKROOM

2'5" x 5'6" (0.74m x 1.68m)
Two piece sanitary suite comprising low level w.c. and wall hung hand wash basin, tiled floor and window to the front elevation.

LIVING ROOM

15'7" x 10'5" (4.75m x 3.18m)
A very well-proportioned room allowing flexibility of layout and with a tiled floor, French doors opening onto the garden and a further window to one side.

BREAKFAST KITCHEN

18'6" x 9'5" (5.64m x 2.87m)
A further generously sized room allowing space for a dining room table. The kitchen has a range of wall and base storage units with laminate work surfaces and ceramic tile splashbacks, stainless steel sink and drainer, slide-out space for hob, fridge and washing machine, and window to the front elevation.

FIRST FLOOR

LANDING

BEDROOM 1

15'7" x 8'9" (4.75m x 2.67m)
Window to the rear elevation.

BEDROOM 2

13'6" x 9'5" (4.11m x 2.87m)
Window to the front elevation.

BEDROOM 3

8'9" x 6'6" (2.67m x 1.98m)
Window to the rear elevation.

BATHROOM

6'6" x 5'5" (1.98m x 1.65m)
Three piece sanitary suite comprising panelled bath, pedestal hand wash basin, close coupled w.c., partially tiled walls and window to the front elevation.

OUTSIDE

The property is accessed through a 6' timber gate into an attractive concrete yard with raised flower borders.

The rear garden is relatively private with a fenced boundary and has been arranged for ease of maintenance with a central lawn and ornamental pond. A gate provides access to the rear.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired warm air 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

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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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