



**QUICK & CLARKE**  
The Property Specialists

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**34 Welwyn Park Avenue, Hull HU6 7DH**  
Offers in the region of £139,950

- Popular location
- Semi-detached family home
- No forward chain
- 3 bedrooms
- 2 reception rooms
- First floor wet room
- Double garage via tenfoot
- Awaiting its transformation
- Viewing a must to appreciate potential
- EPC Rating: D Council Tax Band: B

When a property has been owned by the same family for many years, this truly has to be one of the best adverts a home can have. This property is now presented to the market with no forward chain and provides a blank canvas for a buyer to add their own modernisation and ideas within to create truly great family home. The property has part double glazing, part central heating and in brief comprises entrance hallway, two reception rooms, kitchen and to the first floor three bedrooms and wet room. There are gardens to front and rear and a double garage accessed via the tenfoot. This property now awaits its transformation and an early viewing is a must to appreciate the potential on offer.

#### LOCATION

Welwyn Park Avenue is located off Beverley High Road and lies within ease of reach of local facilities on Beverley High Road itself, supermarkets and Kingswood Retail Park, and there is easy access to the A1079. Lying only 3 miles north of the 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

A uPVC door with glazed inserts leads into:

##### ENTRANCE HALLWAY

14' x 5'5" (4.27m x 1.65m)

Window to the side elevation and staircase leading to the first floor accommodation.

##### LOUNGE

13'6" to bay decreasing to 11' x 10'11" (4.11m to bay decreasing to 3.35m x 3.33m)

uPVC double glazed bay window to the front elevation and fireplace.

##### SITTING/DINING ROOM

12' to bay dec'g to 9'10" x 11'6" dec'g to 10'11" (3.66m to bay dec'g to 3.00m x 3.51m dec'g to 3.33m)

uPVC double glazed window to the rear elevation enjoying views over the rear garden, cupboard and fireplace.

##### KITCHEN

13'10" x 6'6" decreasing to 4'5" (4.22m x 1.98m decreasing to 1.35m)

Window to the rear and side elevations, fitted base and wall units with work surfaces, sink unit with drainer, hob and oven.

##### FIRST FLOOR

##### LANDING

Window to the side elevation.

##### BEDROOM 1

14'6" into bay x 9'7" (4.42m into bay x 2.92m)

uPVC double glazed bay window to the front elevation and sliding wardrobes providing hanging and storage facilities.

##### BEDROOM 2

9'8" x 8'9" to wardrobes (2.95m x 2.67m to wardrobes)

Window to the rear elevation and fitted wardrobes.

##### BEDROOM 3

7'10" x 5'8" (2.39m x 1.73m)

Window to the front elevation.

##### WET ROOM

6'1" x 5'4" (1.85m x 1.63m)

White suite comprising low level w.c., wash hand basin and shower area with non-slip floor and electric shower.

#### OUTSIDE

To the front of the property is an enclosed cottage style garden, and pedestrian access shared with the neighbouring property leads down to the rear garden. A gate leads into the garden with a lawn and patio and an array of shrubs and plants.

To the head of the garden is a double garage with up-and-over door, power and light laid on, and which is accessed from the tenfoot. There is also parking to the front of the property on a first come first served basis.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from some gas fired central heating.

#### DOUBLE GLAZING

The property benefits from part 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](mailto: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.

While 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 in such for 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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