



**140 Ancaster Avenue, Hull HU5 4QT**  
**£199,950**



- Large beautifully tended rear garden
- Extended three bedroom house
- No onward chain
- Solar panels plus modern Vailant boiler
- Large double garage with electric door
- EPC Rating: C
- Council Tax Band: B

Situated on possibly the largest plot on Ancaster Avenue, and with a very impressive and beautifully tended rear garden, this house offers so much.

Behind the deceptively modest frontage the property has been re-modelled and extended by the current owner who has also updated the property over time.

The property is located in a highly regarded area conveniently close to Wyke Sixth Form College and Kelvin Hall School. The property also boasts extensive parking to the front and has a large double garage to the rear. Viewing is essential.

#### LOCATION

The property is located on the South-East corner of Ancaster Avenue, which lies off Bricknell Avenue in this extremely popular residential area close to Wyke Sixth Form College and Kelvin Hall School. Situated just to the North-West of Hull city centre and close to the University of Hull and The Avenues, the property is in a superb location to access a broader array of amenities.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### LIVING ROOM

16'8" x 11'3" (5.08m x 3.43m)

A carved timber glass panelled front door opens directly into the living room with large bay window to the front elevation and attractive oak laminate flooring. The focal point of the room is a gas fire set in a hardwood surround with stone hearth and back.

##### OPEN PLAN DINING KITCHEN

15'6" x 17'1" (4.72m x 5.21m)

Of an L-shape and benefitting from an extension to the rear of the property, the kitchen has a good range of wall and base storage units with laminate work surfaces, four ring induction hob with glass splashback, integrated double oven, microwave, dishwasher (bought November 2023 and with the balance of 2 years' warranty) and fridge (bought 2019), stainless steel one and a half bowl sink and drainer, and window to the rear elevation.

##### DINING AREA

An extension of the kitchen with built-in cupboards and stairs to the first floor accommodation with window to the side elevation.

##### REAR LOBBY/UTILITY ROOM

8'4" x 6'6" (2.54m x 1.98m)

Space and plumbing for washing machine and modern wall mounted Vailant boiler.

##### CLOAKROOM

3'11" x 3'8" (1.19m x 1.12m)

Two piece sanitary suite comprising vanity unit with back to the unit w.c. and semi-recessed hand wash basin.

##### CONSERVATORY

14 x 11'2" (4.27m x 3.40m)

French doors leading out onto the rear garden.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

13'3" x 8'8" (4.04m x 2.64m)

Bay window to the front elevation and fitted wardrobes.

##### BEDROOM 2

18'1" x 10'4" (5.51m x 3.15m)

Built-in wardrobes. Currently used as an office and with window to the rear elevation

##### BEDROOM 3

6'6" x 7'5" (1.98m x 2.26m)

Window to the front elevation and built-in wardrobes.

##### BATHROOM

Benefitting from an extension to the rear of the property, and with a four piece sanitary suite comprising vanity unit with back to the unit w.c. and semi-recessed hand wash basin, shower cubicle and bath. Window to the rear & side elevation.

##### OUTSIDE

The property is set well back from Ancaster Avenue with a wide brick sett drive providing parking for up to four cars. Accessed through a vehicular gate, there is access down the side of the property through a timber gate into the large rear garden.

The rear garden is Southerly facing and beautifully tended. The shaped lawn surrounds well stocked borders which have a plethora of mature shrubs, trees and flowers. The ornamental pond with fountain creates for a peaceful backdrop and there is a pergola which is covered with a mature Wisteria. A large brick sett patio area lies adjacent to the conservatory and brick setts continue down a pathway leading to the garage and greenhouse.

##### GARAGE

21'7" x 21'5" (6.58m x 6.53m)

A large garage with high roofline which makes for an extremely flexible and useable space. With an electric up-and-over door the garage is supplied with light and power with a workshop area to the rear, rear courtesy door and window. Within the garage is a tumble dryer which is also included within the sale.

##### AGENT'S NOTE

The GRP roof to the extension was re-coated in 2022

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### SOLAR PANELS

Solar panels were fitted in 2012 and have a guaranteed feed in tariff for 25 years from that date which last year provided £500.00 cashback.

##### 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.

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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.

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