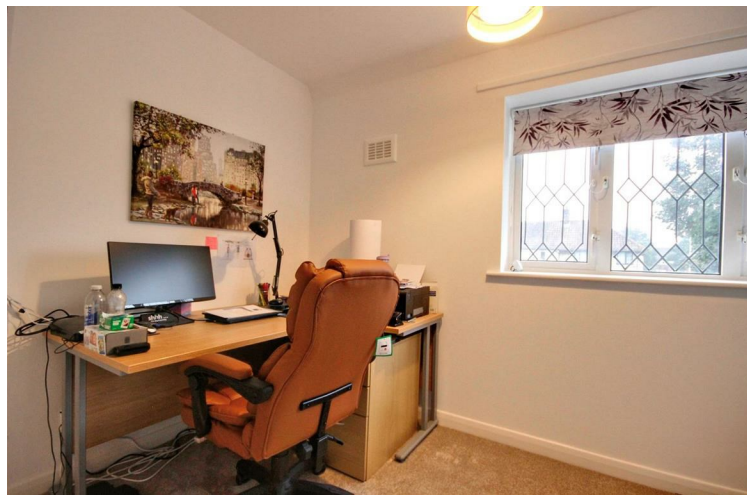
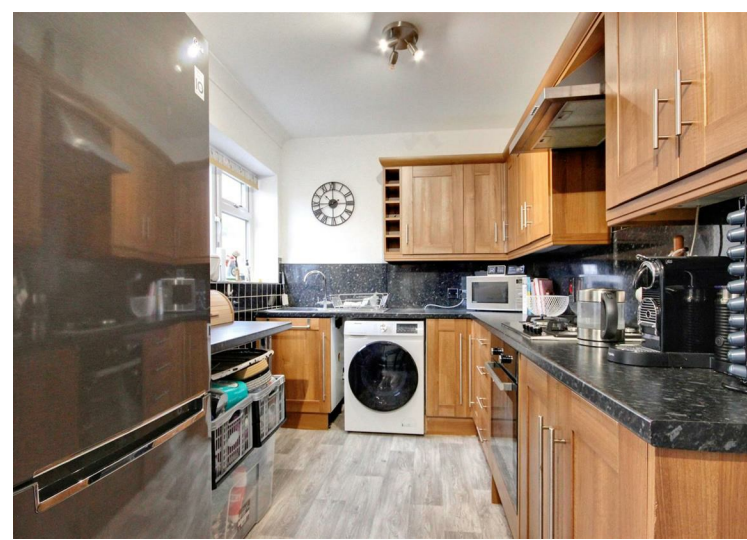
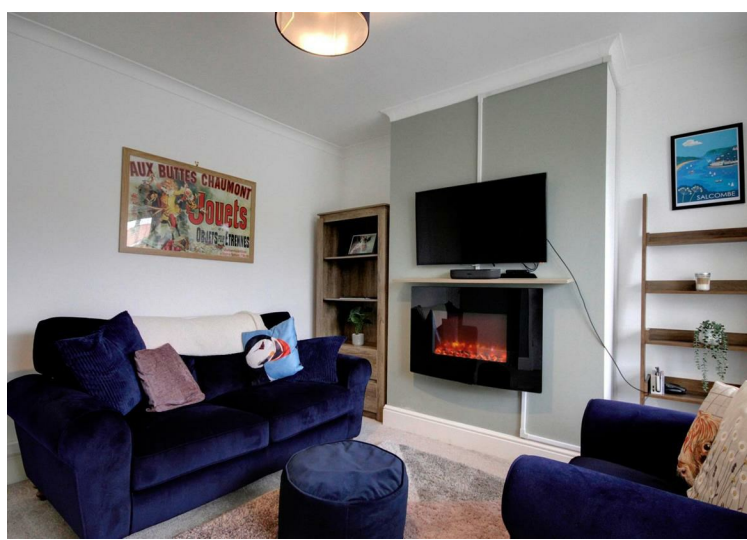


**QUICK & CLARKE**  
The Property Specialists

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**191 Greenwood Avenue, Hull HU6 9RY**  
**Offers Over £120,000**

- Beautifully presented mid-terrace
- No onward chain
- Modernised accommodation
- 2 double bedrooms
- Modern first floor shower room
- Lounge with fire
- Modern fitted breakfast kitchen
- Conservatory
- Low maintenance gardens
- EPC Rating: D; Council Tax Band: A

Located within this highly regarded residential area, and presented to the market with no onward chain, we are delighted to market this exceptionally well presented modernised mid town house. The property provides great accommodation ideal for first time buyers/investors and enjoys uPVC double glazing and gas central heating, entrance hallway, lounge with modern fire, modern fitted breakfast kitchen with built-in appliances, conservatory providing splendid views over the rear garden, two double bedrooms to the first floor and a modern shower room. The gardens are of good proportions and designed for ease of maintenance. Parking is on-street in bays. Simply ready to key turn and move in, this great property truly warrants an early viewing.

## LOCATION

Greenwood Avenue is located off Beverley High Road and sits within easy reach of the local amenities on Greenwood Avenue with a small selection of shops, and lies only 3 miles from Hull city centre.

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 PORCH

Door leading into:

### ENTRANCE HALLWAY

Staircase leading to the first floor accommodation. Door into:

### LOUNGE

11'2" plus walk-in bay x 12'10" (3.40m plus walk-in bay x 3.91m) uPVC double glazed walk-in bay window to the front elevation, wall mounted TV aerial point and wall mounted electric flame effect fire.

### BREAKFAST KITCHEN

16'2" x 7'4" (4.93m x 2.24m)

An extensive range of walnut Shaker style base and wall units with integrated wine rack, work surfaces and matching splashbacks, drawer storage, breakfast bar, stainless steel gas hob, stainless steel single electric oven and chimney extractor, sink unit with drainer and space for fridge freezer. Square opening from the dining area into:

### CONSERVATORY

12'5" x 8'7" (3.78m x 2.62m)

Being of a uPVC and brick construction with French doors to garden.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

14'8" x 9'11" (4.47m x 3.02m)

uPVC double glazed window to the front elevation and fitted storage cupboard.

#### BEDROOM 2

11'5" x 9'1" (3.48m x 2.77m)

uPVC double glazed window to the rear elevation.

### SHOWER ROOM

uPVC double glazed window to the rear elevation, modern three piece suite in white comprising independent shower cubicle, pedestal wash hand basin and low level w.c., tiling to splashbacks and radiator.

### OUTSIDE

To the front of the property there is a gravelled garden with central small ornamental tree.

The rear garden is of good proportions and is gravelled and paved with an area of lawn and timber fencing with a timber gate to the rear.

### 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).

There is a flying freehold where the property on the first floor does extend over the passageway.

### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an 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 Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



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 Metsopt 02/2021