



QUICK&CLARKE

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9 Inglemire Lane, Kingston Upon Hull HU6 7TD
£174,950

- Semi detached dormer bungalow
- Two ground floor bedrooms/further receptions
- Lounge with fireplace
- Modern Kitchen
- Conservatory
- Modern shower room
- Two double first floor bedrooms
- Single garage
- Lovely enclosed gardens
- EPC: awaited. Council Tax: C.

This aesthetically pleasing semi-detached dormer bungalow enjoys a small cul-de-sac location and is presented to the market with no onward chain. Enjoying over 1,000 square feet of versatile accommodation, and offering a blank canvas to add your own stamp. The property has the benefit of uPVC double glazing and gas central heating.

A side entrance leads in to the Hallway with staircase to the first floor. Two ground floor Bedrooms or further receptions, Lounge with fireplace, modern Kitchen with built in appliances, Conservatory with French doors to garden, and modern Shower Room. To the first floor there are TWO double Bedrooms. There is a single garage which is accessed via the tenfoot. There are a few parking spaces in the cul-de-sac, on a first come first served basis.

This delightful property warrants an internal viewing to fully appreciate.

LOCATION

The property is located in a small cul-de-sac off Inglemire Lane which connects to Beverley Road with a good range of local shops and amenities close-by and regular bus services connecting to Hull City Centre approximately 1.5 miles away.

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

To the side of the property a uPVC door with glazed inserts leads into;

ENTRANCE HALLWAY

Having staircase leading to the first floor accommodation.

LOUNGE

15' x 10'9 (4.57m x 3.28m)
uPVC double glazed picture bay window to the front elevation, TV aerial point and Adam style fire surround with living flame gas fire.

KITCHEN

11'2 x 8'10 (3.40m x 2.69m)
Window to the rear elevation and door into conservatory. Modern fitted base and wall units with worksurfaces, 1 1/4 bowl porcelain sink with drainer, ceramic hob and single oven, space for fridge freezer, space and plumbing for washing machine.

CONSERVATORY

19'7 x 8'1 (5.97m x 2.46m)
Of uPVC and brick construction with French doors to garden. Tiled flooring.

BEDROOM / DINING ROOM

11'11 x 9'10 (3.63m x 3.00m)
Window to the rear elevation and fitted wardrobes. Wood laminate flooring. Currently used as a Dining room but could be quite easily used as a Bedroom.

BEDROOM 2 / SITTING ROOM

10'3 x 9'10 (3.12m x 3.00m)
uPVC double glazed window to the front elevation. Wood laminate flooring.

SHOWER ROOM

6' x 5'11 (1.83m x 1.80m)
uPVC double glazed window to the side elevation. Modern three piece white suite enjoys corner shower cubicle, low level WC and pedestal wash basin, attractive full height tiling to wet areas.

FIRST FLOOR

Small landing area.

BEDROOM 1

21'1 max x 19'9 decreasing to 9'1 (6.43m max x 6.02m decreasing to 2.77m)
uPVC double glazed window to the rear elevation, fitted wardrobes and cupboard.

BEDROOM 2

13'7 x 10'6 (4.14m x 3.20m)
uPVC double glazed window to the rear elevation.

EXTERNAL

To the front of the property there is landscaped garden with an array of shrubbery and plants which extends to the side and rear.

There is a brick built garage which is accessed via the tenfoot having a side personnel door leading into the garden. On-street parking is on the cul-de-sac on a first come first served basis.

The garden is well tended with lawned sections and planted borders. The rear garden offers a good degree of privacy.

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).

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



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.