



# QUICK&CLARKE

The Property Specialists

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**18 Dundee Street, Hull HU5 3TX**  
**£159,950**



- Traditional semi detached house
- Popular Location
- Three Bedrooms
- Lounge Dining Room
- Modern fitted Kitchen
- Downstairs WC
- Single garage via shared driveway
- Westerly facing garden
- Viewing a must!
- EPC: D Council Tax: B

This well presented traditional semi detached house enjoys versatile space in a popular location. Enjoying uPVC double glazing and gas central heating.

Offering over 860 square feet, the accommodation in brief comprises entrance hallway, spacious lounge dining room, modern fitted kitchen, rear lobby and downstairs WC. To the first floor there are three bedrooms, two of which are fitted, and a modern shower room. A shared driveway to the side leads to the detached garage and an enclosed West facing garden. Having been enhanced by the current owners this property is worth checking out to fully appreciate!

LOCATION

Dundee Street is located off Chanterlands Avenue and lies only two miles West of the City Centre of Hull with a good range of local shops and amenities nearby and a regular bus service connecting to Hull City Centre.

Hull which was the City of Culture in 2017 is a diverse city with not only an excellent range of shopping facilities but also a good selection of museums, harbour and Old Town with the Land of Green Ginger with its superb architecture. Hull sits within ease of reach of the motorway networks of A63/M62 with further trunk routes located over the Humber Bridge. With both Public and Private schools locally. The historic market town of Beverley again offers a good range of local shops, a weekly market and the stunning Minster.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

To the side of the property there is a door with glazed inserts which leads into the hallway. uPVC double glazed window to the front elevation and staircase leading to the first floor accommodation. Two under stairs storage cupboards, one of which houses a utility meter.

LOUNGE/DINING ROOM

22'3" (plus bay) x 11'3" (6.78m (plus bay) x 3.43m) uPVC double glazed walk-in bay window to the front elevation and sliding patio doors to rear. Attractive wood laminate flooring flows throughout the area and tv aerial point. To the lounge area there is an Adams style fire surround with living flame gas fire.

KITCHEN

13'3" (decreasing to 8'4") x 10'2" (4.04m (decreasing to 2.54m) x 3.10m) uPVC double glazed window to the front and side elevations. Extensive range of fitted ivory modern base and wall units with work surfaces and coordinated tiled splashbacks. Space and provision for range cooker. Space and plumbing for washing machine and sink unit with drainer. A door leads into the rear lobby.

REAR LOBBY

Access to the garden.

DOWNSTAIRS W.C.

Low level w.c. and a cupboard which houses the gas central heating boiler.

FIRST FLOOR

LANDING

With uPVC double glazed window to the side elevation. Access to the loft is via a hatch.

BEDROOM 1

15'5" into bay decreasing to 13'3" x 9'6" plus (4.72m into bay decreasing to 4.04m x 2.92m plus) uPVC double glazed walk-in bay window to the front elevation.

BEDROOM 2

10'8" x 8'8" to wardrobes (3.25m x 2.64m to wardrobes) uPVC double glazed window to the rear elevation and fitted wardrobes.

BEDROOM 3

9'3" x 7'6" max (2.84m x 2.31m max) uPVC double glazed window to the front elevation.

SHOWER ROOM

6'11" x 5'11" (2.11m x 1.80m) uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoying low level w.c., pedestal wash hand basin set in vanity and independent shower cubicle with tiled splashbacks to wet areas.

OUTSIDE

To the front of the property is a small enclosed garden with walled frontage and wrought iron gates. The rear garden is accessed via a gated entry from the shared driveway which leads down to the brick built garage.

The rear garden is predominantly laid to lawn and is Westerly facing being of a well maintained and established finish providing great outdoor space. There is a greenhouse and also a pear tree.

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.

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