





The Property Specialists

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75 Newland Park, Hull HU5 2DR
Offers in the region of £599,950

- Five bedrms, Four reception rooms, Three bathrooms
- Great flexibility of living space with scope to model to your family's needs
- 3,230 square feet and approximately 0.5 acre plot
- Prime leafy location
- Double garage and parking
- Electric gated driveway
- Superb tucked away position making it ideal for family living
- Viewing an absolute must
- Council Tax Band: G
- EPC Rating: TBC

An extremely spacious and homely family house which extends to over 3,200 square feet and offers great flexibility of layout. Boasting four reception rooms, five double bedrooms (plus a study) and three bathrooms the property is in a fabulous location tucked away on a large plot approaching half an acre. Ideal for family living and such a great position tucked away from the road.

The 1960's design provides for a beautiful light and bright interior and the house is surrounded by established gardens which are a quiet oasis and belies the location of the property in the University district of Hull ideally positioned to be convenient for all of the amenities. As a much loved family house the property offers further potential for any new buyer to create their own dream property and viewing of this house is highly recommended.

LOCATION
The property is located in the most highly regarded residential area in Hull. Consisting of two crescents which lead off from Cottingham Road close to Hull University, the property is established and leafy and has many properties of architectural merit.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
12'3" x 4'4" (3.73m x 1.32m)
Timber front door with glass panels and porcelain tiled floor. Two large storage cupboards, one housing the gas boiler and a further very large storage cupboard under the stairs. Door opens onto the side of the property and to the rear garden.

ENTRANCE HALL
16'5" x 6'5" (5.00m x 1.96m)
A wide and welcoming entrance hall with oak laminate flooring and stairs to the first floor accommodation.

LIVING ROOM
20'10" x 13'8" reducing to 11'8" (6.35m x 4.17m reducing to 3.56m)
A very well proportioned room with attractive stone fireplace. Engineered oak flooring, window to the side elevation overlooking the garden and French doors leading into the garden room.

SITTING ROOM
16'10" x 13'8" (5.13m x 4.17m)
Engineered oak flooring. Window to front and side elevation. Door and window opening into the garden room.

GARDEN ROOM
15'2" x 10'5" (4.62m x 3.18m)
A fabulous room with two aspects looking into the garden. Laminate flooring and French doors onto a patio area.

DINING ROOM
17'10" reducing to 15'2" x 11'8" (5.44m reducing to 4.62m x 3.56m)
A dual aspect room with windows to both front and side. Engineered oak flooring and built-in storage cupboard.

KITCHEN
22'9" x 9'7" (6.93m x 2.92m)
Offering a range of modern wall and base storage units with willow green fronts, laminate work surfaces and matching splashback. Four ring stainless steel gas hob with glass splashback and extractor over. One and a half bowl sink and drainer. Double oven/grill, integrated dishwasher and space for fridge freezer. Windows overlooking the garden and farmhouse door opening to the rear of the property.

DOWNSTAIRS CLOAKROOM / UTILITY ROOM
7'11" x 6'0" (2.41m x 1.83m)
Low level w.c. and pedestal hand wash basin. Space and plumbing for washing machine and tumble dryer. Window to side elevation.

FIRST FLOOR

LANDING
22'10" x 12'9" (6.96m x 3.89m)
With window to side elevation.

MASTER SUITE
20'10" x 13'1" (6.35m x 3.99m)
A well proportioned dual aspect room situated to the rear of the house overlooking the garden.

EN SUITE BATHROOM
9'5" x 9'3" (2.87m x 2.82m)
With a five piece sanitary suite comprising bidet, panelled bath, close coupled w.c., pedestal hand wash basin and corner shower enclosure. Porcelain tiled floor and window to the rear elevation.

DRESSING ROOM / STUDY
11'1" x 9'7" (3.38m x 2.92m)
Of a size that allows flexibility of layout and currently used as a study and with window.

BEDROOM 2
17'7" x 13'9" maximum elevations (5.36m x 4.19m maximum elevations)
A further large double bedroom with two windows and French doors to the side elevation. Laminate flooring.

BEDROOM 3
15'1" x 11'9" (4.60m x 3.58m)
A dual aspect room with windows to two aspects. Built-in wardrobes and laminate flooring.

BATHROOM
8'1" x 5'11" (2.46m x 1.80m)
With a three piece sanitary suite comprising panelled bath, low level w.c. and vanity hand wash basin with built-in storage. Tiled walls. Window to side elevation.

SECOND FLOOR

LANDING
17'3" x 13'1" maximum (5.26m x 3.99m maximum)
With Velux window and space for seating.

BEDROOM 4
19'5" x 16'11" maximum (5.92m x 5.16m maximum)
Window to side elevation and a further Velux roof window.

BEDROOM 5
16'6" x 15'2" (5.03m x 4.62m)
With two Velux roof windows and a further window to the side elevation.

BATHROOM
8'7" x 8'0" (2.62m x 2.44m)
With a three piece sanitary suite comprising bath, close coupled w.c. and pedestal hand wash basin. Tiled walls, chrome heated towel rail and window.

OUTSIDE
The property is approached through electric remote controlled gates over a private drive which belongs to the property but also services the neighbouring house (over which they have a right of way). Parking is found at the front of the property where there are also two single garages which are attached to the house and have roller shutter doors and are supplied with light and power.

The garden is a key feature of this property being very generous sized and approaching half an acre (0.44 acres). Established and mature with numerous shrubs and trees, the garden is largely lawned and surrounded by areas of herbaceous planting which

the current owner is in the process of rewilding. The garden is a fabulous quiet oasis and has the space which would allow for anyone to carve out the type of garden and lifestyle they want. With four sheds and a characterful old air raid shelter.

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 majority double glazing.

TENURE
The property is Freehold (This will be confirmed by the vendor's solicitor).

VIEWING
Contact the agent’s Willerby office on 01482 651155 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 Willerby office on 01482 651155 or email willerby@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.