



QUICK&CLARKE

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**6 Nairn Close, Hull HU6 7XJ**  
**£100,000**



- Modern terrace house
- No onward chain
- Two bedrooms
- First floor bathroom
- Enclosed garden
- Single garage
- Ideal first time buyer's purchase and/or investment
- Viewing is a must!
- EPC rating: C
- Council Tax Band: A

Enjoying a cul-de-sac location and presented to the market with no onward chain. This modern terrace house has uPVC double glazing and gas central heating. The accommodation offers a blank canvas to add your own design ideas within to create a superb modern home. Ideal for first time buyers or a great investment opportunity the property enjoys lounge, kitchen, two bedrooms and a modern first floor bathroom. Enclosed garden and parking is provided on a first come first served basis in the cul-de-sac and the property benefits from a single garage. There is also the option to park directly in front of the house. Viewing is an absolute must!

**LOCATION**  
Nairn Close is located off Downfield Avenue which is located off Beverley High Road and lies within ease of reach of the A1079, Kingswood Retail Park, Beverley which is approximately 5 miles from the property, the village of Cottingham approximately 4 miles from the property and Hull City Centre is located 3 miles south from the property.

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**

**LOUNGE**  
13'10" x 11'10" (4.22m x 3.61m)  
uPVC door with glazed inserts leads into the lounge. Having uPVC double glazed window to the front elevation, wood laminate flooring, fire surround and t.v. aerial point. A doorway leads into the kitchen lobby. Access to the understairs storage cupboard.

**KITCHEN**  
8'11" x 8'10" (2.72m x 2.69m)  
uPVC double glazed window to the rear elevation. Fitted base and wall units in oak effect with work surfaces and tiled splashbacks. Gas hob with electric oven. Sink unit with drainer and space for fridge freezer. A uPVC door leads out into the rear garden and staircase leads to the first floor accommodation.

**FIRST FLOOR**

**LANDING**  
With access to loft.

**BEDROOM 1**  
11'10" x 9'1" (3.61m x 2.77m)  
With uPVC double glazed window to the front elevation.

**BEDROOM 2**  
8'9" x 6'11" plus doorwell (2.67m x 2.11m plus doorwell)  
uPVC double glazed window to the rear elevation. Linen cupboard.

**BATHROOM**  
5'4" x 5'6" (1.63m x 1.68m)  
With modern three piece suite in white enjoying panelled bath with shower screen and gravity shower, low level w.c. and pedestal wash hand basin.

**OUTSIDE**  
To the front of the property there is off street parking for one vehicle.

The rear garden is predominantly laid to lawn with patio area.

**GARAGE**  
There is a single garage within the block opposite the property.

**SERVICES**  
All mains services are available or connected to the property.

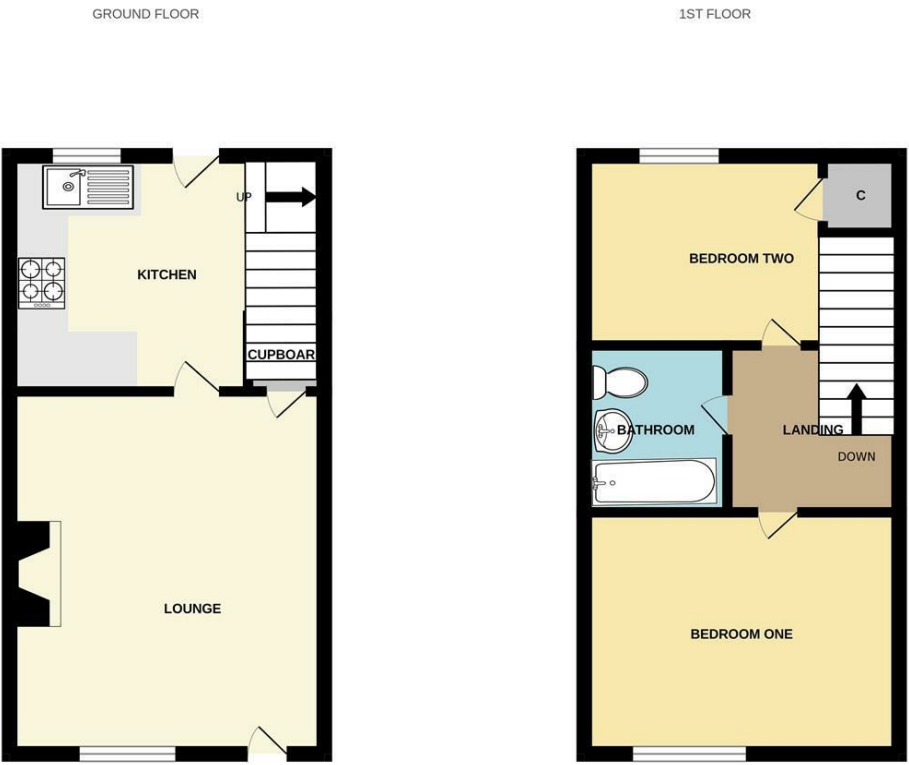
**CENTRAL HEATING**  
The property benefits from a gas fired central heating system.

**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.

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 Metropix ©2025