





The Property Specialists

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288 Cranbrook Avenue, Kingston Upon Hull HU6 7TY
Guide Price £155,000

- Attractively presented throughout
- Much loved house updated and extended
- Close to St Mary's School
- Kitchen refitted 2021
- Garage and parking
- Council Tax Band: A
- EPC Rating: C

A much loved and well looked after family house offering flexibility of living space and with the benefit of parking to the front and a garage. The property boasts a recently refitted (2021) kitchen which has a beautiful light and bright ambience and overlooks the rear garden. Offering three bedrooms and in a location which is going to appeal to families, viewing of the property is highly recommended.

LOCATION

The property is located on Cranbrook Avenue close to its junction with Endike Lane. This area is extremely popular with families lying close to the highly regarded St Mary's College and close to the University district. The property lies between the amenities of Hull City centre and Cottingham.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'7" x 5'2" (3.23m x 1.57m)
With a uPVC glass panelled front door with further windows to either side. Stairs to first floor accommodation with storage cupboard under.

LIVING ROOM

11'5" x 10'5" plus bay (3.48m x 3.18m plus bay)
Walk-in bay window to front elevation and timber glass panelled doors opening from the entrance hall. Open plan into the dining room.

DINING ROOM

17'3" x 9'11" (5.26m x 3.02m)
A further well proportioned sitting room which offers flexibility of use and with double timber glass panelled doors opening into the kitchen and storage cupboard under stairs.

KITCHEN

15'11" x 9'0" (4.85m x 2.74m)
A beautiful modern fitted kitchen replaced in 2021 and offering a good range of base storage units with grey fronts and quartz style laminate work surfaces and matching breakfast bar. Stainless steel sink and drainer. Four ring gas hob with stainless steel splashback, extractor over and integrated oven. Wall mounted boiler (refitted 2019 and on a yearly service agreement). uPVC glass panelled doors to the rear opening onto the patio of the rear garden with further window over sink to one side. Two overhead skylights. Space and plumbing for washing machine and upright fridge freezer.

FIRST FLOOR

BEDROOM 1

11'1" x 10'5" (3.38m x 3.18m)
Walk-in bay window to front elevation. Fitted wardrobes with sliding mirrored fronts.

BEDROOM 2

11'1" x 10'11" (3.38m x 3.33m)
Window to rear elevation and built-in wardrobe.

BEDROOM 3

7'0" x 5'8" (2.13m x 1.73m)
Window to front elevation. Currently used as an office.

BATHROOM

5'8" x 5'6" (1.73m x 1.68m)
With a three piece sanitary suite and in the agent's opinion an appealing colour (Please do not replace - we love this colour !) comprising panelled bath, pedestal hand wash basin and low level w.c. Window to rear elevation. Ceramic tiled splashbacks.

OUTSIDE

The property is set back from the road with a dropped kerb providing access onto a large gravelled parking area.

The rear garden is attractively landscaped with a central lawned area and patio seating area. A gate provides access to the 10 foot to the rear. Security light and external power socket.

GARAGE

18'0" x 14'1" (5.49m x 4.29m)
A large concrete sectional garage which was replaced in 2008. The roof of the garage was replaced in 2014. Up and over door. Supplied with light and power.

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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