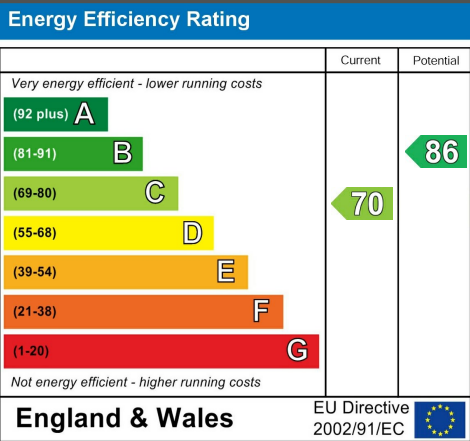


131 King Street
Cottingham
East Riding of Yorkshire
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01482 844444
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94 Welwyn Park Road, Hull, HU6 7EA
£115,000



- Traditional mid terrace house
- No onward chain
- Two receptions
- Four bedrooms
- Enclosed garden
- Off street parking
- Great location
- Viewing a must
- EPC rating: C
- Council Tax Band: B

A superb opportunity to acquire this traditional mid town house which is presented to the market with no onward chain. This property is ideal for a first time buyer or investor; offering space and versatility. With majority uPVC double glazing and gas central heating the accommodation has entrance vestibule, lounge, dining room, kitchen and ground floor bathroom. To the first floor there are four bedrooms.

The enclosed garden has space and outside store. To the front of the property there is off street parking.

Viewing is an absolute must to appreciate all the potential this house has to offer.

LOCATION

Welwyn Park Avenue is located off Beverley High Road and lies within ease of reach of local facilities on Beverley High Road itself, supermarkets and Kingswood Retail Park, and there is easy access to the A1079. Lying only 3 miles north of the centre of Hull.

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

ENTRANCE VESTIBULE

A door with glazed inserts leads into entrance vestibule with staircase to the first floor accommodation. Door into lounge.

LOUNGE

15'2" decreasing to 12'3" x 12'11" max
uPVC double glazed window to the front elevation. Wood laminate flooring. Fireplace with living flame gas fire.

DINING ROOM

15'2" x 10'0"
Wood laminate flooring. Opening into the kitchen.

KITCHEN

10'8" x 9'2"
With uPVC double glazed window to the rear elevation. Fitted base and wall units in white with work surfaces and tiled splashback. Gas hob and single electric oven. One and a quarter bowl sink unit. Space for fridge freezer and space and plumbing for washing machine. An opening leads to the rear lobby.

REAR LOBBY

Door to garden and gas central heating boiler.

GROUND FLOOR BATHROOM

6'7" x 5'7"
Three piece suite in white enjoying pedestal wash hand basin, low level w.c. and panelled bath. Tiled splashbacks to wet area.

FIRST FLOOR

LANDING AREA

BEDROOM 1

12'3" x 8'5"
With uPVC double glazed window to the front elevation. Recessed cupboard area.

BEDROOM 2

11'0" x 8'2"
With uPVC double glazed window to the rear elevation.

BEDROOM 3

6'9" x 8'3"
With uPVC double glazed window to the rear elevation.

BEDROOM 4

5'11" x 6'5"
With uPVC double glazed window to the front elevation.

OUTSIDE

The garden is enclosed with outside store. There is a ten foot at the rear.

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 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

