



**QUICK & CLARKE**  
The Property Specialists

131 King Street, Cottingham,  
East Riding of Yorkshire HU16 5QQ  
Tel: 01482 844444 | Email: cottingham@qandc.net  
www.quickclarke.co.uk



**19 Catherine Mcauley Close, Hull HU6 7FD**  
**£309,950**

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- No onward chain
- Southerly facing garden
- Immaculate - move-in condition
- Four bed / two bath
- Two reception rooms
- Quiet tucked away position
- Off-street parking and garage
- Council tax band E
- EPC rating C

An immaculately presented and beautifully laid out double fronted modern house, situated in a superb cul-de-sac position backing onto St Nicholas Primary School's playing fields.

With a very attractive layout which offers four bedrooms, two bathrooms and two reception rooms, the property has been lovingly updated over time with modern kitchen and bathrooms. Southerly facing to the rear and with off-street parking and garage, viewing is highly recommended.

#### LOCATION

The property is located on the cul-de-sac which forms Catherine McAuley Close which lies off the quiet crescent of Inglemire Avenue which is a one way road leading off from Inglemire Lane in the university area of Hull. In a delightful position backing onto the playing fields of St Nicholas Primary School, the property is not overlooked from the rear. Situated very close to the University of Hull, this fabulous position provides very convenient access to the amenities in this leafy area of the city.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Composite front door with glass panel, laminate flooring and stairs to the first floor with cupboard under.

##### LIVING ROOM

15'7 x 12'1 (4.75m x 3.68m)

A very well-proportioned room situated to the rear of the property overlooking the garden. A white Adam style fireplace houses a gas living flame fire with marble hearth and back. Oak style laminate flooring and French doors leading out onto the rear garden. The size of the room provides the flexibility of having both living and dining room furniture.

##### DINING / SITTING ROOM

12'4 x 8'8 (3.76m x 2.64m)

Currently used as a billiards room with a bay window to the front elevation incorporating a window seat with storage under, and laminate flooring.

##### KITCHEN

12'4 x 9'10 max (3.76m x 3.00m max)

A modern fitted kitchen with contemporary grey fronts, contrasting dark laminate worksurfaces and matching breakfast bar. Stainless steel sink and drainer, four ring gas hob with extractor over, integrated oven and window to the front elevation. Opening into:

##### UTILITY ROOM

5'6 x 7'8 (1.68m x 2.34m)

Space and plumbing for washing machine, tumble drier and fridge freezer. Ideal Standard wall-mounted boiler, composite door with glass panel opening onto the rear garden and laminate flooring.

##### CLOAKROOM

Two piece sanitary suite comprising vanity wash basin and close coupled WC, window to the rear elevation.

##### FIRST FLOOR LANDING

##### BEDROOM 1

12' x 9'1 (3.66m x 2.77m)

Window to the rear elevation.

##### EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising close coupled WC, pedestal wash basin and enclosed shower cubicle. Window to the side elevation and partially tiled walls.

##### BEDROOM 2

14'6 x 10' (4.42m x 3.05m)

Window to the front elevation.

##### BEDROOM 3

8'8 x 9'2 (2.44m x 2.79m)

Two windows to the front elevation.

##### BEDROOM 4

8'6 x 7'8 (2.59m x 2.34m)

Window to the rear elevation.

##### BATHROOM

8'9 x 4'6 (2.67m x 1.37m)

Three piece sanitary suite comprising panelled bath, close coupled WC and pedestal wash basin. Partially tiled walls and window to the side elevation.

#### OUTSIDE

The property is set back from the cul-de-sac with an open plan lawned garden and a long brick sett drive leading down the side of the property to the garage.

The rear garden is a key feature of this property being southerly facing and backing onto the school playing fields, and as such is not overlooked from this aspect. Largely lawned and enclosed by a fence which provides for a good level of privacy, there is a patio seating area adjacent to the kitchen/utility and a further shed which has been converted to an attractive summerhouse behind the garage.

#### GARAGE

A detached brick garage with up & 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](mailto: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 ©2024