








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

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130 Newtondale, Hull HU7 4BP

Offers in the region of £149,450

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- No onward chain / Vacant possession
- Modern kitchen and shower room
- Two double bedrooms with fitted furniture
- Off street parking & garage
- Highly regarded location
- Council Tax Band: A
- EPC Rating: C

Lovingly updated over time, this attractive bungalow is presented in true move-in condition. The accommodation boasts a modern kitchen and bathroom, a well-proportioned living room, and two double bedrooms, both complete with fitted furniture. Offered to the market with the added benefit of no onward chain, recent upgrades include a smart resin driveway and a modern central heating system. Outside features a garage and mature gardens. Situated on a highly regarded cul-de-sac.

LOCATION
The property lies on the western side of Newtondale close to its junction with Nidderdale. Newtondale is a cul-de-sac lying on Sutton Park which lies between the amenities of Hull City centre and Kingswood.

THE ACCOMMODATION COMPRISES
ALL GROUND FLOOR

ENTRANCE HALL
Of an L-shape with a modern composite front door with multi-lock security system and decorative glass panels. Cupboard housing the modern consumer unit, electricity and gas meters.

LIVING ROOM
16'7" x 11'2" (5.05m x 3.40m)
Very well proportioned living room with space to accommodate both living and dining room furniture. Bowed window to front elevation and electric fire sat on a marble hearth.

KITCHEN
11'5" x 7'5" (3.48m x 2.26m)
A modern fitted kitchen with a range of wall and base storage units with beech fronts, laminate work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink and drainer, four ring electric hob with canopy extractor over, integrated oven and microwave, upright fridge freezer and washing machine. Laminate flooring. Space for a small table and two chairs. Window to front elevation and modern Ideal Standard wall mounted gas boiler.

BEDROOM 1
12'10" into cupboards x 10'3" (3.91m into cupboards x 3.12m)
With a range of built-in wardrobes with modern sliding fronts.

BEDROOM 2
8'6" x 8'6" (2.59m x 2.59m)
Window to rear elevation. Built-in wardrobes with dressing table.

SHOWER ROOM
6'0" x 5'3" (1.83m x 1.60m)
With a modern three piece sanitary suite comprising close coupled w.c., vanity hand wash basin and walk-in shower enclosure with glass screen and thermostatic shower valve. Part tiled walls with attractive wall board in the shower area. Window to the side elevation.

GARAGE
14'6" x 7'10" (4.42m x 2.39m)
A good size garage by modern standards with roller shutter door onto drive and further uPVC door opening onto the rear garden. Supplied with light and power and with further storage in the roof space.

OUTSIDE
The property is set back from the road with decorative iron railings and matching vehicular gate forming the front boundary. A resin driveway for parking leads upto the garage. The front garden is very mature and has been laid under slate chippings for ease of maintenance with a number of established shrubs and trees.

The west-facing rear garden is a genuine afternoon sun trap, featuring deep, well-stocked flower borders filled with a variety of mature, attractive plants. Professionally hard-landscaped with brick setts and pavers, the outdoor space also offers convenient access to the garage and a practical plastic storage shed.

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

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

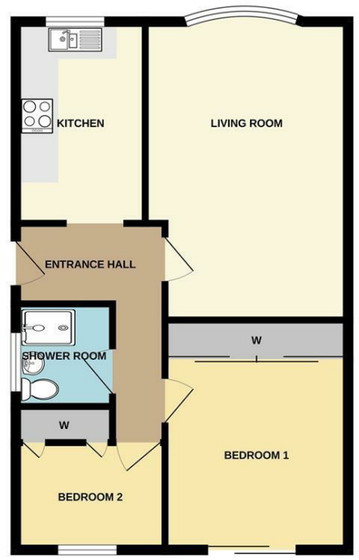
DOUBLE GLAZING
The property benefits from uPVC double glazing.

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

GROUND FLOOR



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.
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