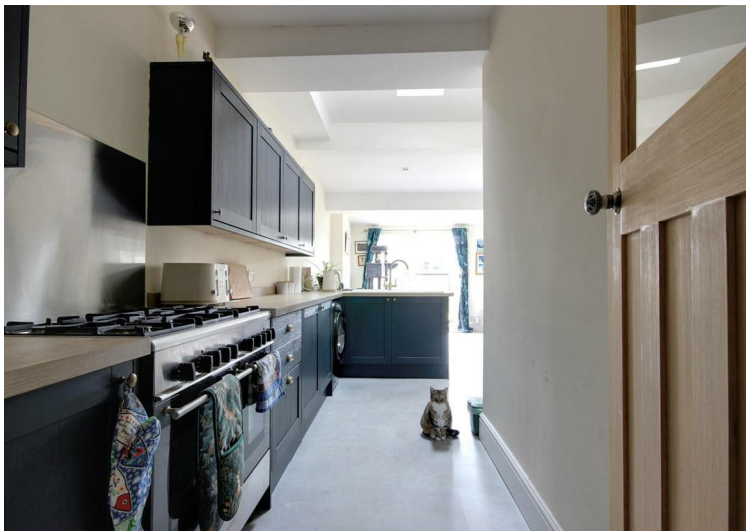




Quick & Clarke

PROPERTY SPECIALISTS

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



28 Desmond Avenue, Hull HU6 7JZ
Offers Over £235,000

- An imposing Period end town house
- Having been enhanced by the current owners to provide style and versatility
- In excess of 1200 square feet
- Two formal receptions
- Superb living dining kitchen
- Three bedrooms
- Two bathrooms
- Loft space
- Southerly facing garden and single garage
- EPC Rating: D Council Tax: C

Located off Beverley Road on the ever popular Desmond Avenue, this impressive end Period home offers a delightful blend of style and functionality, perfect for family living. Spanning over 1200 square feet, the property has been thoughtfully enhanced by the current owners to maximise space and versatility.

Upon entering, you are greeted by a spacious hallway that leads to two formal reception rooms. The second reception room is particularly versatile, as it can easily serve as an additional bedroom, thanks to its convenient en-suite Jack and Jill bathroom. The heart of the home is undoubtedly the superb L-shaped living dining kitchen, which features modern units and French doors that open out to the garden, creating a seamless connection between indoor and outdoor spaces.

On the first floor, you will find three generously sized bedrooms, along with a well-appointed house bathroom. A fixed staircase provides access to the loft area, offering potential for further development or additional storage.

The outdoor space is equally impressive, featuring a well-maintained garden that provides an ideal setting for relaxation and outdoor activities. Additionally, there is a single garage, accessible from a secure ten-foot passageway at the rear, ensuring convenience and security.

This beautiful period home is a rare find and is sure to attract considerable interest. An early viewing is highly recommended to fully appreciate all that this property has to offer. Don't miss the opportunity to make this stunning house your new home!

LOCATION

Desmond Avenue is located off Beverley Road ideally located for accessibility to Hull City centre, Cottingham and also Kingswood Retail Park and the A1079 and with a good range of local shops and amenities on Beverley Road.

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 HALLWAY

14'11" x 5'10" (4.55m x 1.78m)
uPVC door with glazed inserts, matching side windows and overhead windows leads into the entrance hallway having staircase leading to the first floor accommodation and access to understairs storage cupboard which houses the utility meters.

LOUNGE

16'7" into bay decreasing to 12'2" x 12'4" (5.05m into bay decreasing to 3.71m x 3.76m)
uPVC double glazed walk-in bay window to the front elevation. Recessed fireplace housing log burner with brick inlay and slate hearth and oak beam. TV aerial point.

DAY ROOM / BEDROOM 4

16'7" x 12'1" (5.05m x 3.68m)
uPVC double glazed window to the side elevation. Door leads into Jack & Jill en-suite with a second door opening out into the living dining kitchen.

EN-SUITE

7'0" x 6'5" (2.13m x 1.96m)
With uPVC double glazed window to the side elevation. Three piece modern suite in white enjoys panelled bath, pedestal wash hand basin and low level w.c. Tiled splashbacks to wet area and thermostat shower.

LIVING DINING KITCHEN

Providing great family space

KITCHEN AREA

16'5" x 11'0" decreasing to 5'9" (5.00m x 3.35m decreasing to 1.75m)
Having newly fitted French navy base and wall units with wood effect work surfaces. Stainless steel range cooker with stainless steel splashback. Space and plumbing for washing machine and porcelain sink unit with swan mixer tap. Space for fridge freezer. Opening into:

LIVING DINING AREA

18'6" x 12'2" (5.64m x 3.71m)
uPVC double glazed French doors and Velux roof windows providing a great light flow and overlooking the rear garden.

FIRST FLOOR

LANDING

With fixed staircase leading to the loft area.

BEDROOM 1

16'9" into bay decreasing to 12'9" x 11'6" (5.11m into bay decreasing to 3.89m x 3.51m)
uPVC double glazed bay window to the front elevation.

BEDROOM 2

12'1" x 11'9" (3.68m x 3.58m)
With uPVC double glazed window to the rear elevation.

BEDROOM 3

9'10" x 7'1" (3.00m x 2.16m)
With uPVC double glazed window to the front elevation.

HOUSE BATHROOM

6'9" x 6'9" (2.06m x 2.06m)
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys low level w.c., pedestal wash hand basin and panelled bath with mixer tap and shower head. Fully tiled walls with feature border tiling complement this superb modern suite and there is a towel radiator.

LOFT AREA

Access to eaves and Velux roof window. Prospective Purchasers should note that this is being marketed as loft space only.

OUTSIDE

The rear garden is of good proportions and of a southerly aspect. With two sectional lawns and centre path and patio leading down to the head of the garden where double gates provide access to the private off street parking and single sectional garage.

The outdoor space provides great space for family living.

SINGLE GARAGE

With up and over door, side window and side personal door. Outside tap.

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.
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