



Quick & Clarke

PROPERTY SPECIALISTS

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353 Greenwood Avenue, Hull HU6 8AL
£135,000

- Traditional semi-detached house
- No onward chain
- Well-presented throughout
- Two double bedrooms
- First floor bathroom
- Lounge, dining kitchen and conservatory
- Gardens to three sides
- On-street parking
- Ideal first time buyer purchase; Viewing a must
- EPC Rating: C Council Tax Band: A

This traditional semi-detached house would make an ideal first time buyer's purchase offering so much space and with well-presented accommodation flowing throughout.

The property enjoys double glazing, gas central heating and in brief comprises entrance porch, entrance hallway, modern fitted kitchen with built-in appliances, double doors leading to the lounge with panelling and feature fireplace, conservatory enjoying views over the rear garden and to the first floor there are two double bedrooms and a family bathroom.

The gardens are established and encase the property to the front, side and rear providing great outdoor space. Parking is on-street on a first come first served basis. This superb property truly warrants an early viewing to avoid missing out!

LOCATION

Greenwood Avenue leads off Beverley High Road and is locate4d off Endike Lane roundabout and Hall Road. Ideally situated for local amenities and facilities with bus services connecting to both Cottingham and Hull. Cottingham is approximately 2 miles from the property and Hull city centre 4 miles.

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

A door with glazed inserts leads into:

ENTRANCE PORCH

Tiled floor and door leading int:

ENTRANCE HALLWAY

10'7" x 5'8" (3.23m x 1.73m)
Tiled floor, staircase leading to the first floor accommodation and understairs storage cupboard.

BREAKFAST KITCHEN

17'10" x 8'2" plus door well (5.44m x 2.49m plus door well)
Window overlooking the conservatory, an extensive range of white fitted base and wall units with work surfaces and coordinating tile splashbacks, stainless steel gas hob, stainless steel single electric oven, stainless steel sink unit with drainer, space for both under-counter fridge and separate freezer, space and plumbing for washing machine and door into to conservatory.

Double doors to:

LOUNGE

15'10" into bay decreasing to 12'11" x 11'3" (4.83m into bay decreasing to 3.94m x 3.43m)
uPVC double glazed walk-in bay window to the front elevation, modern wall panelling, feature fireplace with living flame gas fire and TV aerial point.

CONSERVATORY

11'4" x 9'1" maximum (3.45m x 2.77m maximum)
Of a uPVC and brick construction with French doors to the garden.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation and access to linen cupboard.

BEDROOM 1

17'6" x 10'4" decreasing to 7'11" (5.33m x 3.15m decreasing to 2.41m)
Two uPVC double glazed windows to the rear elevation. Originally this would have been a three bedroom property and a doorway and stoothing wall could be put in to separate this rear bedroom into a double and a single.

BEDROOM 2

10'10" x 8'5" (3.30m x 2.57m)
uPVC double glazed window to the front elevation.

BATHROOM

8'8" x 5'8" plus door well (2.64m x 1.73m plus door well)
Three piece coloured suite comprising wash hand basin, low level w.c. and panelled bath with electric shower over.

OUTSIDE

The property enjoys gardens to the front, side and rear elevations which are of an established appearance with well stocked borders having an array of shrubbery and plants, a lawned area and garden storage to the rear.

Parking is provided on the street on a first come first served basis.

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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