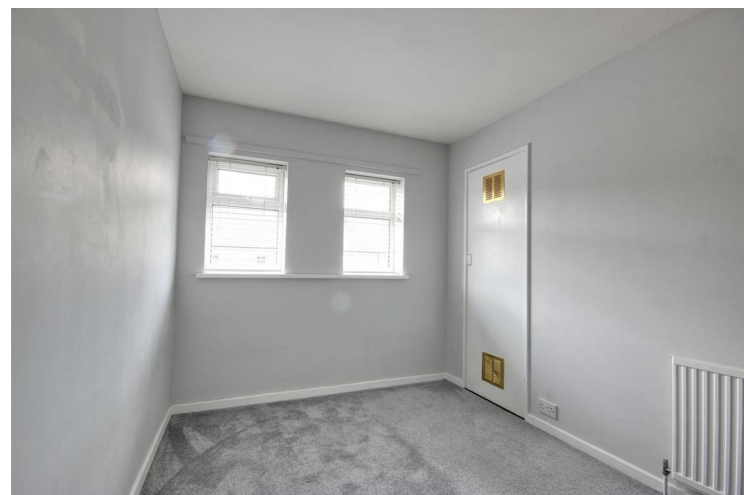


Quick & Clarke

PROPERTY SPECIALISTS

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East Riding of Yorkshire HU16 5QQ
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151 Dent Road, Hull HU5 4SR

£157,500

Beverley | Cottingham | Hornsea | Willerby

Beverley | Cottingham | Hornsea | Willerby

- Superb end town house
- Well presented throughout
- No onward chain
- Three good size Bedrooms
- Spacious Lounge Dining Room
- Modern Kitchen
- First floor Bathroom with additional WC
- Gardens to the rear and side
- Single garage
- EPC Rating: D. Council Tax Band: A.

This absolutely superb end town house is presented to the market with no onward chain. Enjoying uPVC double glazing and gas central heating, this property is simply a turn key and enjoy living! Entrance Hallway, Spacious Lounge Dining Room, Modern fitted Kitchen and to the first floor there are three good size Bedrooms, modern Bathroom with additional WC.

The gardens encase the property to the rear and side. At the head of the garden there is a single garage.

Viewing is an absolute must to appreciate what a great property this truly is!

LOCATION

Dent Road is located off Bricknell Avenue and is ideally situated for both the village of Cottingham and Hull city centre.

Cottingham is listed as one of the UK's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation.

LOUNGE/DINING ROOM

21' x 11'4" decreasing to 9'5" (6.40m x 3.45m decreasing to 2.87m)

uPVC double glazed window to the front elevation and uPVC double glazed French doors opening out into the rear garden, feature wood fireplace with decorative fire and TV aerial point. Door into:

KITCHEN

13'11" decreasing to 10'6" x 8'6" (4.24m decreasing to 3.20m x 2.59m)

uPVC double glazed window and door to the rear elevation, an extensive range of ivory gloss base and wall units with work surfaces and splashbacks, ceramic hob with single electric oven, space for American fridge freezer, sink unit with drainer and access to the understairs storage cupboard. Breakfast bar.

FIRST FLOOR

LANDING

Two useful storage cupboards.

BEDROOM 1

12' x 9'3" to slide robes (3.66m x 2.82m to slide robes) uPVC double glazed window to the front elevation and a full wall of fitted slide robes.

BEDROOM 2

11'11" x 7'9" (3.63m x 2.36m) uPVC double glazed window to the front elevation and fitted storage cupboard.

BEDROOM 3

8'8" x 8'2" (2.64m x 2.49m) uPVC double glazed window to the rear elevation and fitted storage cupboard.

BATHROOM

7'3" x 5'5" (2.21m x 1.65m) uPVC double glazed window to the rear elevation, three piece modern suite in white comprising panelled bath, low level w.c. and pedestal wash hand basin with tiles to wet areas.

ADDITIONAL W.C.

Low level w.c.

OUTSIDE

This property enjoys a superb plot with a lawned garden extending to the rear and side elevations making a really good size plot. Gated entry in to the garden.

At the head of the garden is a single garage with vehicular access from the rear of the property. There is also a brick outside storage.

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

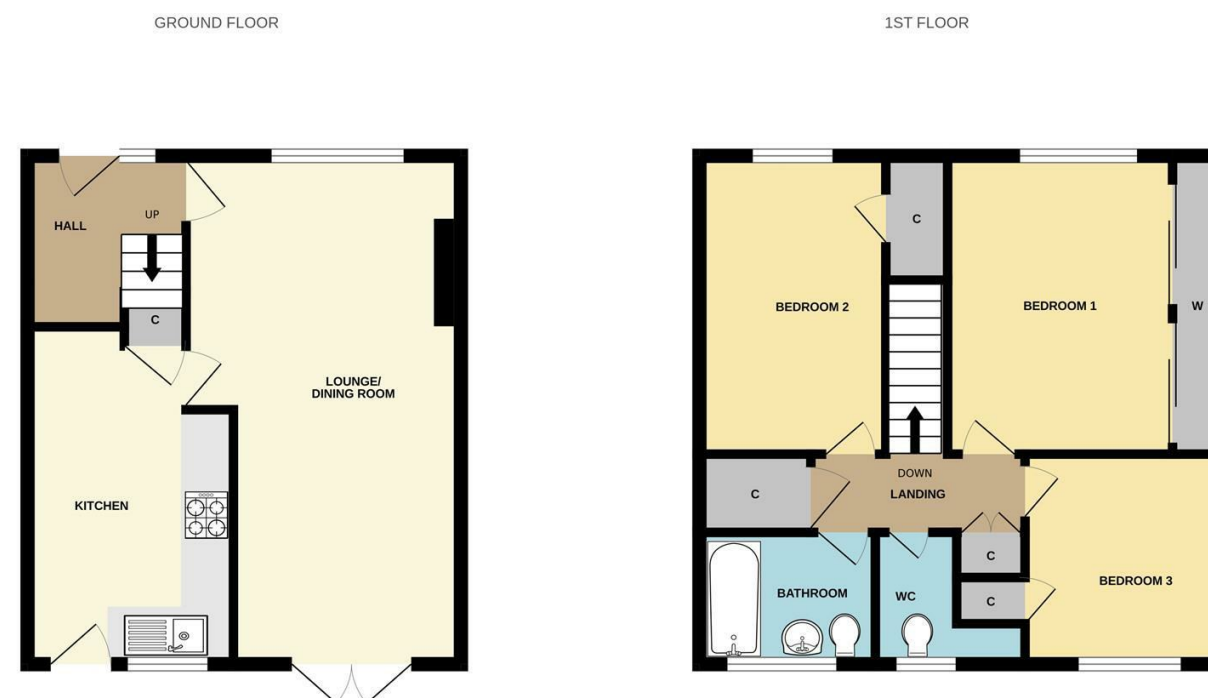
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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. Made with Metropix ©2026