



Quick & Clarke

PROPERTY SPECIALISTS

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255 Compass Road, Hull HU6 7BE
Offers Over £185,000

- A truly exceptional semi-detached property
- Stylish modernised throughout including externally with an amazing garden!
- Two double fitted bedrooms
- Stunning living dining kitchen with a host of built in appliances
- Lounge with fireplace
- Modern shower room
- Two summerhouses and a low maintenance garden
- Option to negotiate to purchase hot tub and summerhouse
- Block sett driveway
- Council Tax Band: B EPC Rating: Awaited

Located within this popular residential area we are delighted to present to the market this truly exceptional semi-detached property. Having been transformed by the current owners to provide stylish contemporary elevations flowing throughout with a superb feel of modern, high spec living the property fringes onto a 1,000 square feet of accommodation with welcoming entrance hallway, lounge with marble fireplace, superb living dining kitchen with a host of built-in appliances, modern shower room, double fitted bedroom to ground floor, double fitted bedroom to first floor with walk-in dressing landing.

Externally the garden has also been transformed and a stunning low maintenance theme flows. Astro turf coupled with paving extends to the head of the garden. There are two timber summerhouses one of which has been designed as a bar with power and light within and the second houses a hot tub with heat source pump and changing area. (both summerhouses have the option to buy by separate negotiation).

To the front of the property there is a block sett driveway leading to a shared driveway.

From the moment you walk through the door to this property it is truly evident of all the work and dedication which has been put into it to create a truly exceptional home.

LOCATION

Compass Road is located off Beverley High Road and is ideally located for local amenities with bus services connecting to further afield, Kingswood Retail Park is only a mile from the property, Hull City centre approximately 4 miles from the property and the historical market town of Beverley approximately 5 miles from the property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A double glazed door leads into entrance hallway which has door leading to the staircase. Beautiful Karndean flooring flowing throughout this area.

LOUNGE

15'9" x 13'3" (4.80m x 4.04m)
uPVC double glazed window to the front elevation and beautiful modern fire surround with TV aerial point to the side.

LIVING DINING KITCHEN

23'0" x 12'0" decreasing to 8'6" (7.01m x 3.66m decreasing to 2.59m)
Sliding patio door opening out into the rear garden and uPVC double glazed window overlooking the garden. To the kitchen area is an extensive range of ivory Shaker base and wall units with oak work surfaces, induction hob with stainless steel oven and microwave combination and extractor, porcelain sink unit with drainer and mixer tap, integrated fridge. Kardean flooring.

BEDROOM 2

9'1" x 9'10" (2.77m x 3.00m)
uPVC double glazed window to the front elevation and fitted double wardrobe.

SHOWER ROOM

7'11" x 5'6" (2.41m x 1.68m)
uPVC double glazed window to the side elevation. Stunning contemporary suite in white enjoys walk-in shower cubicle, pedestal wash hand basin and low level w.c. Feature tiling to splashbacks.

FIRST FLOOR

LANDING

With door to eaves and full wall of fitted wardrobes providing hanging and storage facilities. Access to loft area.

BEDROOM 1

12'1" x 9'2" (3.68m x 2.79m)
uPVC double glazed window to the side elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

OUTSIDE

To the front of the property is block sett parking for several vehicles. To the side is a gravelled shared driveway.

The rear garden is absolutely beautiful. Superbly designed for low maintenance with extensive paving and astro turf. There is a timber pergola over an extensive paved seating area. There are two summerhouses; one of which is designed as a bar with power and lighting! The second houses the hot tub which has a heat source pump and changing area. Both these summerhouses are available by separate negotiation.

The garden is the perfect finish to relax and entertain - a truly beautiful area!

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

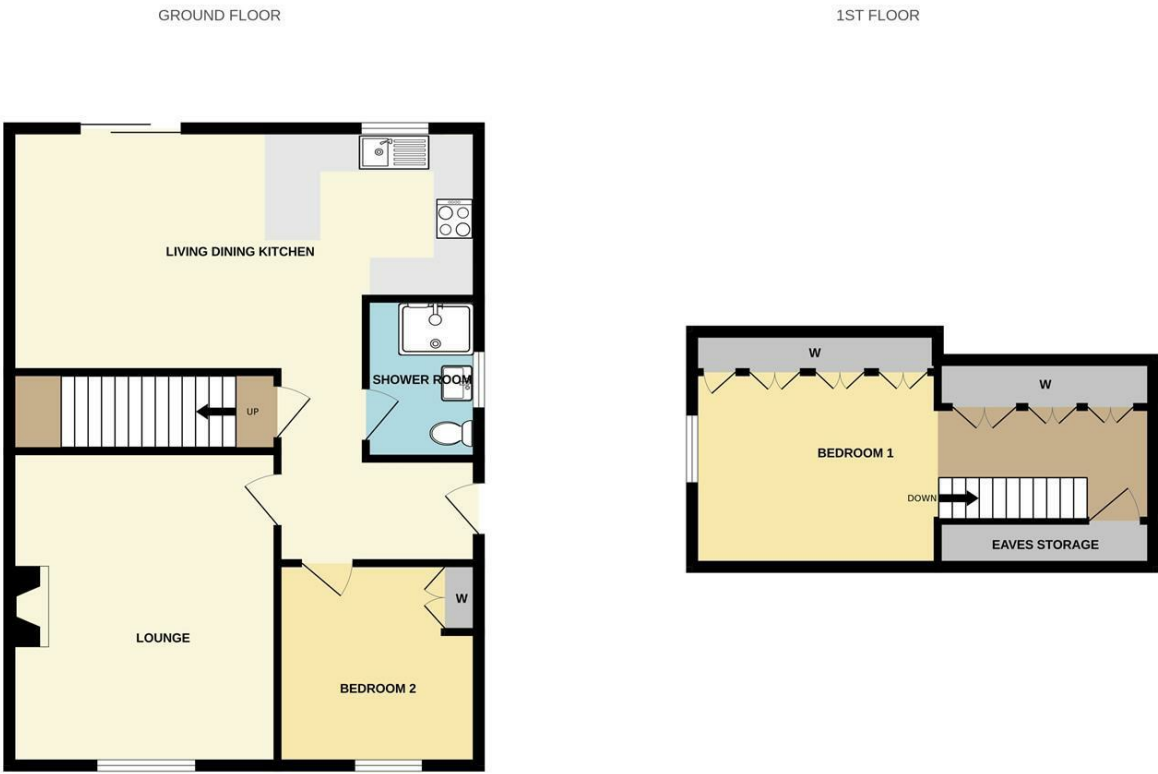
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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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