





The Property Specialists

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191 Sharp Street, Hull HU5 2AE
Offers in excess of £170,000

- Modern end townhouse
- Well presented throughout
- Open plan ground floor accommodation
- Entrance hallway and w.c.
- Three bedrooms (two fitted)
- First floor bathroom
- Good size enclosed garden
- Side driveway
- Viewing an absolute must
- Council Tax Band: B EPC Rating: B

Located in a popular residential area we are delighted to present to the market this well presented and deceptively spacious modern end townhouse. Offering ideal accommodation for those looking for low maintenance living in a great area the property enjoys uPVC double glazing and gas central heating. In brief having entrance hallway with downstairs w.c., superb open plan living dining kitchen, the kitchen having a host of built-in appliances with French doors to garden. To the first floor there are three bedrooms, two of which are fitted and a modern bathroom. The garden is enclosed to the rear and a side driveway provides off street parking. This property really is one to view so make this your next appointment !

LOCATION

Sharp Street is located off Newland Avenue. An ideal location with an excellent range of local amenities and facilities including shops and entertainment facilities with regular bus service connecting to both Cottingham, the University and Hull City Centre.

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

A composite door with glazed inserts leads into the entrance hallway with staircase to the first floor accommation.

DOWNSTAIRS W.C.

uPVC double glazed window to the front elevation. Two piece modern suite in white enjoys low level w.c. and wash hand basin set in vanity.

LIVING DINING KITCHEN

23'1" x 15'0" (7.04m x 4.57m)
A great open plan family living area. With uPVC double glazed French doors opening out into the rear garden with side windows and uPVC double glazed window to the side elevation. To the kitchen area there is an extensive range of white base and wall cupboards with work surfaces and splashbacks. Gas hob with extractor above and single electric oven. Sink unit with drainer. There are a host of integrated appliances to include fridge freezer, dishwasher and washing machine. Access to under stairs storage cupboard.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM 1

11'8" to wardrobes x 10'1" (3.56m to wardrobes x 3.07m)
uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

11'0" to wardrobes x 8'3" (3.35m to wardrobes x 2.51m)
uPVC double glazed window to the rear elevation. Fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

10'3" x 6'6" (3.12m x 1.98m)
uPVC double glazed window to the rear elevation.

BATHROOM

8'3" x 5'8" (2.51m x 1.73m)
uPVC double glazed window to the side elevation. Modern three piece suite in white has wash hand basin, low level w.c. and part curved bath with shower head over and splashbacks.

OUTSIDE

To the front of the property there is a small open plan lawned garden and an off street parking space with a marked additional parking space to the rear side of the property.

The rear garden is of good proportions and features a small patio area leading down to a good size lawned garden providing great outdoor space.

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 Metagame 02/25