



Quick & Clarke
 PROPERTY SPECIALISTS

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27 Gorsedale, Hull HU7 4AU
£129,950

- Semi-detached dormer Bungalow
- No onward chain
- Three bedrooms
- Two receptions
- Ground floor shower room and first floor WC
- Extended to the side
- Gardens to the front, side and rear
- Single garage
- Offering a blank canvas
- EPC: Awaited. Council Tax: B

Enjoying a head of cul-de-sac position and presented to the market with no onward chain. This semi-detached dormer bungalow offers aesthetically pleasing accommodation having been made into a dormer by the current owners, and extended to the side.

With uPVC double glazing and gas central heating the accommodation has side entrance leading in to a utility area, inner hallway, spacious lounge and opening to dining room, extended kitchen, ground floor bedroom and modern shower room.

To the first floor there are two further bedrooms and a WC.

The gardens encase the property and there is a single garage which is currently used for storage. Offering a blank canvas to add your own design within to which a viewing is a must!

LOCATION

Located on a small cul-de-sac on Sutton Park within ease of reach of the local shops and amenities that Sutton Park has and located within close proximity of Kingswood Retail Park and Hull city centre, which is approximately 4 miles South of the property.

THE ACCOMMODATION COMPRISES

A uPVC door with glazed inserts leads into:

INNER HALLWAY

Door into:

UTILITY AREA

5'6" x 5'4" (1.68m x 1.63m)
Space and plumbing for washing machine and uPVC door leading into:

LOUNGE/DINING ROOM

27'6" x 9'11" decreasing to 7'1" (8.38m x 3.02m decreasing to 2.16m)
uPVC double glazed windows to both the front and rear elevations.

Adam style fire surround with electric flame effect fire and staircase leading from the dining area to the first floor accommodation with storage cupboard under housing the hot water cylinder.

KITCHEN

13'4" x 8'1" (4.06m x 2.46m)
uPVC double glazed window to the side elevation and uPVC door to the rear. Fitted base and wall units with work surfaces and tile splashbacks, space and provision for cooking, space for fridge freezer and sink unit with drainer. Cupboard housing gas central heating boiler.

BEDROOM 2

9'4" x 7'1" (2.84m x 2.16m)
uPVC double glazed window to the rear elevation.

SHOWER ROOM

7'3" x 5'4" (2.21m x 1.63m)
uPVC double glazed window overlooking the utility area, modern three piece suite in white comprising independent shower cubicle, low level w.c. and pedestal wash hand basin. Tiling to wet areas.

FIRST FLOOR

LANDING

Access to eaves storage.

W.C.

Saniflow low level w.c. and wash hand basin.

BEDROOM 1

10'8" to sliderobes x 12'5" (3.25m to sliderobes x 3.78m)
uPVC double glazed window to the front elevation and a full wall of slide robes providing hanging and storage facilities.

BEDROOM 3

9'2" x 6'3" (2.79m x 1.91m)
uPVC double glazed window to the rear elevation and fitted storage cupboard.

OUTSIDE

Gardens encase the property to the front, side and rear. There is a lawn to the front and side with planted areas.

The rear garden is block paved providing ease of maintenance.

GARAGE

12'2" x 8'11" (3.71m x 2.72m)
The garage is currently used for storage with the front door being blocked off however this could be easily be restored if required.

There is parking available to the front of the property 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 Beverley office on 01482 886200 or email beverley@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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