



QUICK&CLARKE
The Property Specialists

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24 Clanthorpe, Hull HU6 9HE
Offers Over £90,000

- Modern town house
- No Chain!
- Spacious lounge/dining room
- Modern kitchen
- Conservatory
- Three bedrooms
- Four piece bathroom
- Low maintenance gardens
- Viewing a must!
- EPC Rating: D

THE PROPERTY

This absolutely superb town house is brought to the market with the added benefit of having no chain! Beautifully presented throughout and enjoying uPVC double glazing and gas central heating, the house enjoys entrance hallway, spacious lounge/dining room with log burner, conservatory, modern kitchen and to the first floor the landing leads to THREE good sized bedrooms, all of which are fitted, and a contemporary four piece bathroom. The low maintenance garden is enclosed and doubles up to provide off-street parking for two vehicles. A viewing is highly recommended to fully embrace this immense property!

LOCATION

Clanthorpe is located off Hall Road and the property enjoys a cul-de-sac courtyard setting. Located within ease of reach of local shops, facilities and a Tesco supermarket, and being located only 3 miles from the city centre of Hull.

Hull which was the City of Culture in 2017 is a diverse city with not only an excellent range of shopping facilities but also a good selection of museums, harbour and Old Town with the Land of Green Ginger with its superb architecture. Hull sits within ease of reach of the motorway networks of the A63/M62 with further trunk routes located over the Humber Bridge. With both Public and Private schools locally. The historic market town of Beverley again offers a good range of local shops, a weekly market and the stunning Minster.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE PORCH

With a door leading into:

ENTRANCE HALLWAY

Having a staircase leading to the first floor accommodation. Door into:

LOUNGE/DINING ROOM

21' x 11'3" decreasing to 9'5" (6.40m x 3.43m decreasing to 2.87m)
Having a uPVC double glazed window to the front elevation and uPVC double glazed French doors leading out into the conservatory. Attractive oak flooring flows throughout this area and there is a feature granite fireplace incorporating a log burner, and a TV aerial point.

CONSERVATORY

11'1" x 9'4" (3.38m x 2.84m)
Being of a uPVC construction with French doors to the garden.

KITCHEN

10'5" x 8'5" maximum (3.18m x 2.57m maximum)
With a uPVC double glazed window and door to the rear elevation, an extensive range of Shaker style oak base and wall cupboards with work surfaces and splashbacks, stainless steel gas hob with stainless steel double electric oven and extractor, space and plumbing for a washing machine, dishwasher , sink unit with drainer and mixer tap and a breakfast bar. Access to the understairs storage cupboard.

FIRST FLOOR

LANDING

With access to the loft and a good sized storage cupboard.

BEDROOM 1

10'5" x 9'11" to wardrobes (3.18m x 3.02m to wardrobes)
With a uPVC double glazed window to the front elevation and fitted wardrobes with matching overhead units incorporating drawers, providing hanging and storage facilities.

BEDROOM 2

8'10" x 8'2" (2.69m x 2.49m)
With a uPVC double glazed window to the rear elevation, fitted wardrobes and a cupboard providing hanging and storage facilities.

BEDROOM 3

12' x 7'9" (3.66m x 2.36m)
With a uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

FAMILY BATHROOM

11'3" x 5'4" (3.43m x 1.63m)
With a uPVC double glazed window to the rear elevation, modern four piece suite in white comprising low level w.c., wash hand basin set in an attractive vanity unit with storage below and above and an infinity mirror, panelled bath and independent shower cubicle, fully tiled walls in two tone tiling and feature border tiling.

OUTSIDE

To the front of the property there is attractive wrought iron fencing leading to a low maintenance garden and a gate to the side provides pedestrian access to the rear garden.

The rear garden doubles as private off-street parking for two vehicles, being block sett and paved with planted borders. Double wooden gates provide access to the carport and into the garden.

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 (to be confirmed by the vendor's solicitor).

VIEWING

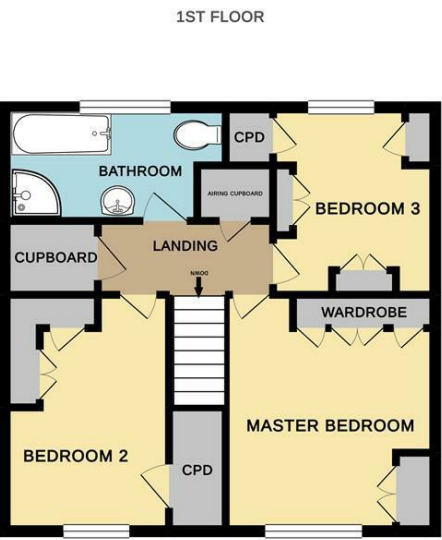
Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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