



128 Downfield Avenue, Hull HU6 7XF
£175,000

- Modern semi-detached house
- Great location
- Immaculately presented accommodation
- Lounge dining room
- Modern fitted kitchen
- Conservatory/utility room
- Three bedrooms
- Modern bathroom
- Beautiful gardens and ample parking
- EPC - C

THE PROPERTY

Located within this ever popular residential area, we are delighted to present to the market this exceptional semi-detached modern house. Meticulously presented throughout and enjoying uPVC double glazing and gas central heating, the accommodation has entrance hallway, spacious lounge dining room with feature fireplace, modern fitted kitchen with a host of built-in appliances and conservatory/utility room. To the first floor there are three bedrooms, all of which are fitted, and a modern bathroom. The rear garden is beautifully presented having recently had an extensive decking area installed, with a lawned garden providing great outside family living. There is so much parking available at this property with two driveway gated entries and a detached garage which has an electric door. This exceptional property awaits its new owners, an early viewing is highly recommended.

LOCATION

Downfield Avenue is located off Beverley High Road, an ideal location for those wanting to commute to Beverley, the A1079 and Hull city centre. Located just after the roundabout which connects the A63 to Hull Road providing ease of access to all areas, with Kingswood retail park located just over a mile from the property with a good range of facilities. The property lies approximately three miles north 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 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

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway, with staircase leading to the first floor accommodation. A door leads into the lounge dining room.

LOUNGE DINING ROOM

23'5" overall x 13'2" decreasing to 7'2" (7.14m overall x 4.01m decreasing to 2.18m)

LOUNGE AREA

13'2" x 13'1" (4.01m x 3.99m)

With large uPVC double glazed picture window to the front elevation, contemporary white fire surround with black granite back and hearth incorporating a living flame fire, TV aerial point.

DINING AREA

10'9" x 7'2" (3.28m x 2.18m)

uPVC double glazed window to the rear elevation overlooking the garden. Opening into the kitchen.

KITCHEN

10'1" x 8'8" (3.07m x 2.64m)

uPVC double glazed window and door leading into the conservatory/utility room. An extensive range of modern walnut and chrome fitted base and wall cupboards incorporating large display drawers. Five ring stainless steel gas hob with stainless steel double electric oven and extractor. Integrated fridge freezer. Corner 1 1/2 bowl sink unit with mixer tap and drainer.

CONSERVATORY / UTILITY

8'8" x 7'5" (2.64m x 2.26m)

Being of a uPVC construction currently used as a utility room with worktop, space and plumbing for washing machine and space for tumble drier. Sliding patio door leading out into the rear garden.

FIRST FLOOR

LANDING AREA

uPVC double glazed window to the side elevation and access to loft.

BEDROOM 1

11'3" to wardrobes x 8'2" plus doorwell (3.43m to wardrobes x 2.49m plus doorwell)

uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities with matching bedside cabinets.

BEDROOM 2

9'3" plus doorwell x 8'6" to wardrobes (2.82m plus doorwell x 2.59m to wardrobes)

uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

7'9" maximum x 7'8" maximum (2.36m maximum x 2.34m maximum)

uPVC double glazed window to the front elevation, fitted wardrobe.

FAMILY BATHROOM

6'7" x 5'5" (2.01m x 1.65m)

uPVC double glazed window to the rear elevation. A three piece modern suite in white has pedestal wash hand basin, low level WC and P-shaped bath with curved shower screen and shower over. Fully tiled in beautiful Travertine tiling with matching floor tiling.

EXTERNAL

This house sits beautifully in a large plot with gravelled frontage which extends to the side, wrought iron gates and additional wooden gates provide a double entry to the ample parking, with a landscaped area directly in front of the property with planted areas, all of which are well maintained. To the right of the garage is a fenced and gated area which houses the wheelie bins. This exceptional frontage provides so much scope for parking facilities.

A gated side entry leads into the rear garden which has recently been landscaped with a newly laid lawn and an extensive decking area with balustrade, providing great outside entertainment space.

GARAGE

18'0" x 8'3" (5.49m x 2.51m)

There is a detached brick built garage with electric up & over door, power and light, and side personnel door leading 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.

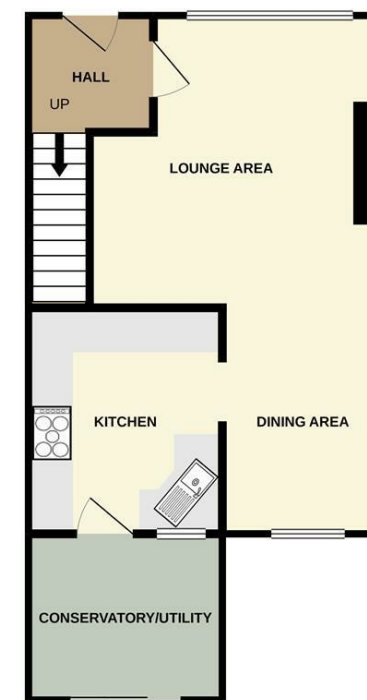
FINANCIAL SERVICES

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.

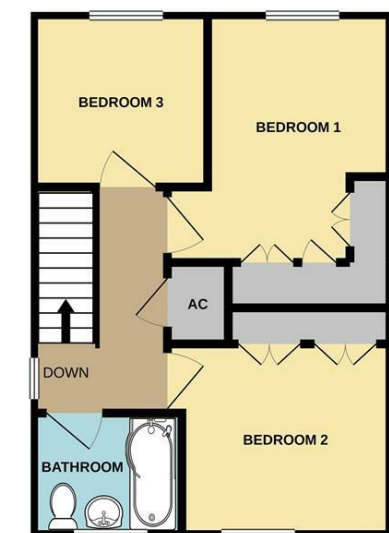
EPC RATING

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

GROUND FLOOR



1ST FLOOR



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.

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