



56 Shinewater Park, Hull HU7 3GG
£182,000

- Semi-detached family home
- Great location
- Beautifully presented throughout
- Three good sized bedrooms
- Spacious lounge and Conservatory
- Modern dining kitchen
- Two bathrooms
- Single garage and gardens
- Viewing a must
- EPC: awaited

THE PROPERTY

Located within this ever popular residential area we are delighted to present to the market this exceptional semi-detached family home. Enjoying uPVC double glazing and deceptively spacious accommodation in excess of 1,000 sq ft, the beautiful accommodation enjoys entrance hallway, spacious lounge, conservatory enjoying views over the rear garden, modern fitted dining kitchen, and to the first floor the landing leads to three good sized bedrooms, main bedroom with en-suite, and modern family bathroom. There are well-tended gardens and a single garage. Viewing is a definite must on what is a superb property which will not be on the market for long.

LOCATION

Shinewater Park is on the popular development of Kingswood lying behind the retail outlet of Next, a great place for those wishing to be close to amenities and facilities and with ease of access to the A1079 to York, Beverley and Hull city centre. Lying only 4 miles north of 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 door with glazed inserts leads into entrance hallway, having staircase leading to the first floor accommodation and storage cupboard.

LOUNGE

17'8" x 10'3" (5.38m x 3.12m)
uPVC double glazed bay window to the front elevation and TV aerial point. French doors lead out into the conservatory.

CONSERVATORY

10'0" x 9'4" (3.05m x 2.84m)
Being of a uPVC and brick construction with French doors to garden and wood laminate flooring.

DINING KITCHEN

17'8" x 9'1" (5.38m x 2.77m)
uPVC double glazed bay window to the front elevation. To the kitchen area there is an extensive range of modern white base and wall cupboards with worksurfaces and tiled splashbacks. Stainless steel gas hob with stainless steel oven and extractor, 1 1/4 sink unit with drainer and mixer tap, all complemented beautifully by tiled flooring. A base peninsular unit separates the kitchen from the dining area. There is an opening to the utility room.

UTILITY ROOM

6'3" x 5'1" (1.91m x 1.55m)
Fitted units, gas central heating boiler, space and plumbing for washing machine and space for tumble drier. Door with glazed inserts leads out into the rear garden.

DOWNSTAIRS WC

Wall-hung wash hand basin and low level WC, tiled splashback.

FIRST FLOOR

LANDING

uPVC double glazed window to the front elevation.

BEDROOM 1

9'2" x 8'5" to wardrobes plus doorwell (2.79m x 2.57m to wardrobes plus doorwell)
uPVC double glazed window to the rear elevation, fitted wardrobes provide hanging and storage facilities.

EN-SUITE SHOWER ROOM

uPVC double glazed window, modern three piece suite has low level WC, pedestal wash hand basin and shower cubicle. Tiled to wet areas.

BEDROOM 2

10'3" x 9'7" plus doorwell (3.12m x 2.92m plus doorwell)
uPVC double glazed window to the rear elevation.

BEDROOM 3

7'9" x 6'9" (2.36m x 2.06m)
uPVC double glazed window to the front elevation.

FAMILY BATHROOM

6'9" x 5'10" (2.06m x 1.78m)
uPVC double glazed window to the front elevation. Modern three piece suite in white enjoys panelled bath, pedestal wash hand basin and low level WC. Attractively tiled to wet areas with contrasting tiled floor.

OUTSIDE

To the front of the property is a lawned garden with path to the front door. The rear garden is enclosed and features a decked patio area leading to a meticulously lawned garden with well-stocked borders.

The property also benefits from a single garage which is accessed from the rear.

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

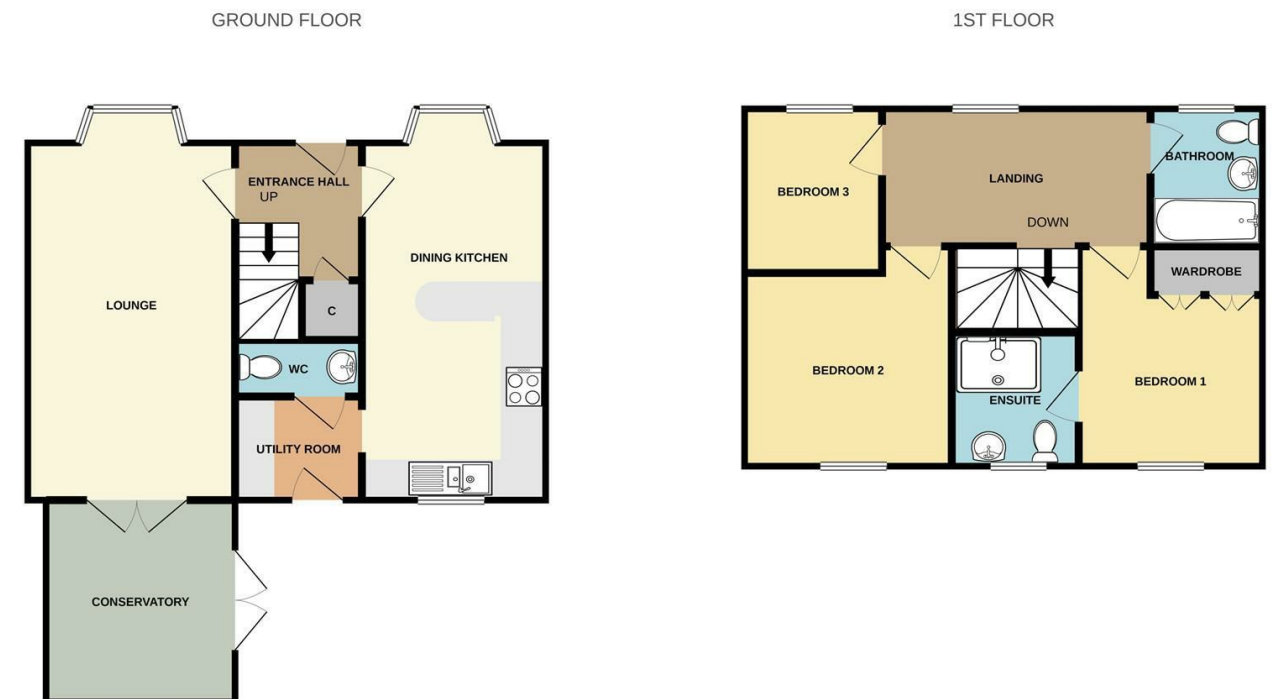
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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. Made with Metrepx 11/2020