



QUICK & CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk



69 Hainsworth Park, Hull HU6 8QQ
£79,995

- Second floor apartment
- No Chain!
- Modern living at its very best
- Superb contemporary kitchen
- Open plan living accommodation
- Two bedrooms
- Two bathrooms
- Popular location
- Viewing is a must!
- EPC: B

THE PROPERTY

This modern second floor apartment offers great modern living for first time buyers or investors! Superbly presented and offered with no chain! The apartment enjoying uPVC double glazing and electric heating. Entrance hallway, spacious lounge with open aspect in to the modern kitchen, two DOUBLE bedrooms and TWO bathrooms. Resident parking area and communal gardens. Presented to "showhome" standards, this property awaits its new owners!

LOCATION

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

ENTRANCE HALLWAY

Door leading into entrance hallway with security telephone operating the ground floor, door into the living dining kitchen.

LOUNGE DINING AREA

14'6" x 14'0" decreasing to 11'5" (4.42m x 4.27m decreasing to 3.48m)

uPVC double glazed French doors with Juliet balcony overlooking the rear aspect and TV aerial point.

KITCHEN AREA

8'9" x 8'4" (2.67m x 2.54m)
uPVC double glazed window to the rear elevation. Contemporary shaker style base and wall units with worksurfaces and tiled splashbacks, stainless steel gas hob and oven, space and plumbing for washing machine and sink unit with drainer.

BEDROOM 1

11'8" plus doorwell x 9'6" (3.56m plus doorwell x 2.90m)
uPVC double glazed window to the front elevation.

EN-SUITE

Modern three piece suite in white enjoys low level WC, pedestal wash hand basin and independent shower cubicle with extractor.

BEDROOM 2

10'8" x 8'2" (3.25m x 2.49m)
uPVC double glazed window to the front elevation.

FAMILY BATHROOM

Modern three piece suite in white enjoys panelled bath, pedestal wash hand basin and low level WC, tiled to wet areas with extractor.

EXTERNAL

The property enjoys communal gardens and resident parking facilities.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Leasehold (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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, to whom and agencies shown have not been tested and no guarantee as to their capability or efficiency can be given. Made with Metropix ©2020