

**QUICK&CLARKE**  
The Property Specialists

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**143 National Avenue, Hull HU5 4JA**  
**£114,000**



- Traditional end townhouse
- Off-street parking to the front
- Large garage to the rear
- TWO bedrooms
- First floor shower room
- uPVC d/g & Gas c/h
- Ideal first time buyer property
- Viewing is a must!
- EPC: D

THE PROPERTY

Located within the heart of this popular residential area we bring to the market this well presented traditional end town house. Benefiting from off-street parking to the front and a large detached garage to the rear, the property enjoys uPVC double glazing and gas central heating. An entrance vestibule leads to the lounge, breakfast kitchen and to the first floor the landing area leads to TWO bedrooms and a modern shower room. Enclosed garden to the rear. Viewing is a must!

LOCATION

National Avenue is located off Chanterlands Avenue and Bricknell Avenue. Chanterlands Avenue has a good range of local amenities and facilities with a bus service connecting in to the City Centre. Hull City Centre is located approximately 2.5 miles away where an extensive range of amenities and facilities can be located. Hull Interchange has both the large bus station and railway station providing connections to further afield. The A63 joins the M62 providing motorway access with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE VESTIBULE

A composite door leads into entrance vestibule with staircase leading to the first floor accommodation. A door leads into;

LOUNGE

13'9" into bay x 11'2" max (4.19m into bay x 3.40m max) uPVC double glazed walk-in bay window to the front elevation, Contemporary Oak style fire surround with granite back and hearth housing a living flame gas fire, and TV aerial point. Access to the understairs storage cupboard which houses the utility meters. A door leads into;

BREAKFAST KITCHEN

15'1" x 7'11" (4.60m x 2.41m) uPVC double glazed window and door to the rear elevation. An extensive range of fitted base and wall cupboards with worksurfaces and splashbacks, stainless steel oven with gas hob and extractor, 1 1/2 bowl sink unit with drainer and mixer tap, space for fridge freezer and storage cupboard.

FIRST FLOOR

LANDING

Small landing area.

BEDROOM 1

15'1" decreasing to 10'9" x 11'9" into bay (4.60m decreasing to 3.28m x 3.58m into bay) uPVC double glazed bay window to the front elevation and fitted storage cupboard.

BEDROOM 2

10'6" x 8'11" (3.20m x 2.72m) uPVC double glazed window to the rear elevation.

SHOWER ROOM

uPVC double glazed window to rear elevation, modern three piece suite in white has pedestal wash hand basin, low level WC and independent shower cubicle, tiled to wet areas.

OUTSIDE

To the front of the property is a dropped kerb access to private parking, and to the rear there is a large brick built garage with up & over door, power and light. The enclosed rear garden is predominantly laid to lawn. There is a brick built store attached to the rear of the property which has plumbing for a washing machine.

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

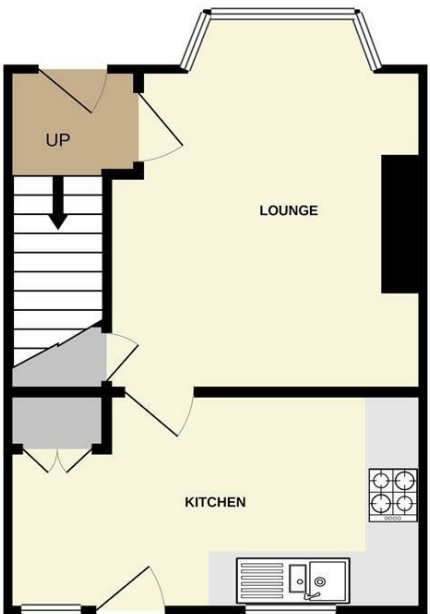
VIEWING

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

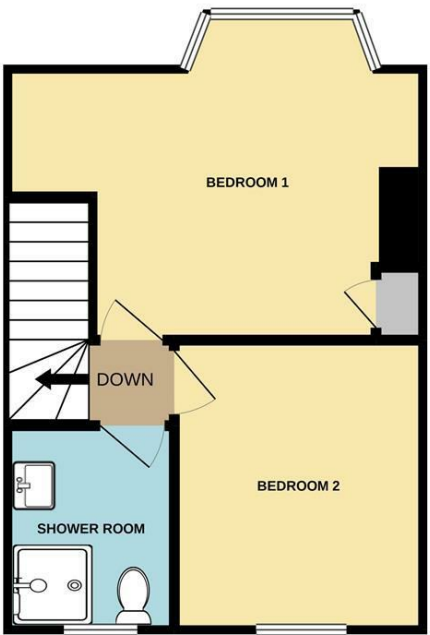
FINANCIAL SERVICES

Quick & Clarke are 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 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 Cottingham office on 01482 844444 or email cottingham@qandc.net

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.

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 Metropix ©2021.