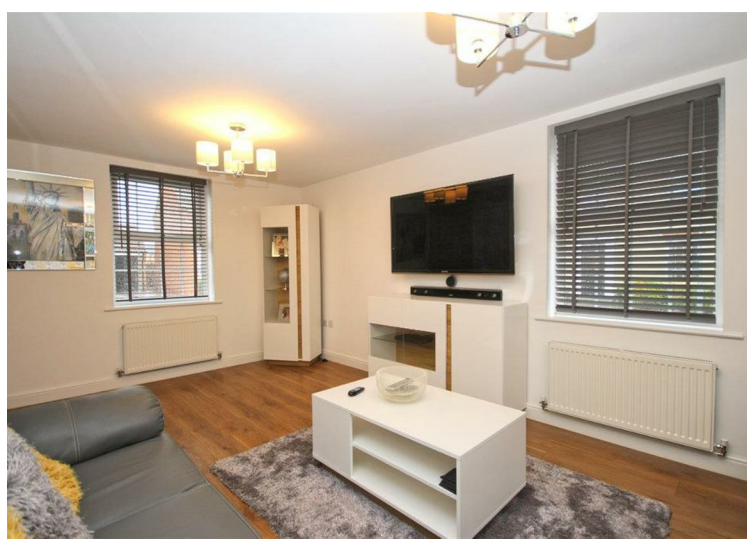




QUICK & CLARKE
The Property Specialists

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8 Greenwich Park, Hull HU7 3FQ
Offers Over £200,000

- Modern double fronted town house
- Stylish contemporary elevations
- Spacious Lounge
- Dining Kitchen & Utility Room
- Three Bedrooms
- En-suite Shower Room
- Modern House bathroom
- Two parking spaces
- Single Garage
- EPC - C

THE PROPERTY

Located within this highly regarded residential area we present to the market this stylish double fronted town house. The property enjoys uPVC double glazing and gas central heating and has entrance hallway with WC off, spacious through lounge, dining kitchen with utility room off, and having French doors to the garden. To the first floor the landing leads to THREE bedrooms; principal with fitted wardrobes and en-suite shower room along with the modern house bathroom. The garden is private and provides great outside space. The property benefits from parking at both sides and a single garage. Viewing is a must to appreciate the stylish elevations and great location!

LOCATION

Greenwich Park lies in the heart of Kingswood Parks, ideally located for the outlets and entertainment areas in Kingswood, and ideally located for accessibility to Beverley, Hull and further afield by the A1079. Lying approximately 4 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 door leads into entrance hallway having attractive wood laminate flooring, and staircase to first floor accommodation.

WC

Contemporary two piece suite in white enjoying low level WC and pedestal wash hand basin.

LOUNGE

17'9" x 10'10" (5.41m x 3.30m)
uPVC double glazed window to the side and front elevations, TV aerial point. Contemporary fireplace.

DINING KITCHEN

17'9" x 10'6" (5.41m x 3.20m)
uPVC double glazed window to the side and front elevation and uPVC double glazed French doors lead out into the rear garden, attractive wood laminate flooring. To the kitchen area there are modern ivory units with oak style trim, contrasting worksurfaces and uplift splashbacks, stainless steel four ring gas hob and chimney extractor, stainless steel single oven, space for both under-counter fridge and freezer.

UTILITY ROOM

5'7" x 5'3" (1.70m x 1.60m)
With matching units to kitchen, space and plumbing for washing machine and space for fridge freezer.

FIRST FLOOR

LANDING

With fitted linen cupboard and uPVC double glazed window to the rear elevation.

BEDROOM 1

12'4" to wardrobes max x 10'2" (3.76m to wardrobes max x 3.10m)
uPVC double glazed window to the front elevation, modern fitted wardrobes providing hanging and storage facilities, door into en-suite.

EN-SUITE

uPVC double glazed window to the front elevation, modern three piece suite in white enjoys independent shower cubicle, low level WC and pedestal wash hand basin, complementary tiled splashbacks.

BEDROOM 2

11'1" x 9'8" (3.38m x 2.95m)
uPVC double glazed window to the front elevation.

BEDROOM 3

9'2" x 7'5" (2.79m x 2.26m)
uPVC double glazed window to the side elevation.

FAMILY BATHROOM

6'7" x 5'10" (2.01m x 1.78m)
uPVC double glazed window to the side elevation, three piece modern suite in white enjoys panelled bath, pedestal wash hand basin and low level WC, attractive wood laminate flooring, tiled to dado height, and towel radiator.

OUTSIDE

To the front of the property there is an open plan lawned garden. To the side of the property there is a gravelled driveway with parking for one vehicle. To the other side of the property there is a private driveway providing access to the brick built garage which has up & over door.

The rear garden is walled and fenced, and provides great outdoor space, featuring a patio area leading down to a lawned garden with raised decking area providing great outside entertainment area.

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

EPC RATING

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



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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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.