



**QUICK&CLARKE**  
The Property Specialists

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**20 Philip Larkin Close, Hull HU6 7FB**  
**Offers Over £180,000**



- Three story townhouse
- Cul-de-sac location
- Extended Lounge/Day Room
- Contemporary Kitchen
- Downstairs WC
- Three good size Bedrooms
- Two Bathrooms
- Garden with it's own Bar!
- Garage and Parking
- EPC: C

Enjoying a prime position within this cul-de-sac of modern properties ideal for accessibility to Hull City Centre, Beverley and Cottingham. This exceptional three storey townhouse offers space and versatility in excess of 1,000 square feet. With uPVC double glazing and gas central heating the accommodation enjoys: Entrance Hallway with WC, modern fitted Kitchen, Lounge opening in to the Conservatory/Dining Room with French doors open out onto the rear garden. To the first floor the landing leads to TWO DOUBLE BEDROOMS and House Bathroom. To the second floor there is the Principal Bedroom with En-Suite Shower Room. Great low maintenance gardens leading to a timber summerhouse which has been converted to a bar; where staying in is the new going out! With parking and garage the property truly ticks all of the boxes and an early viewing is a must!

LOCATION

Philip Larkin Close is located just off Beverley Road/Inglemire Lane ideally located for commutability to Hull City Centre which is only 2.5 miles south of the property. Cottingham village is also 2.5 miles away and the historic market town of Beverley approximately 8 miles away. There is also Kingswood Retail Park a short car journey away offering a good variety of leisure and retail facilities. The property is also handily placed for the University of Hull and has regular bus services connecting to the local area.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A grey composite door with feature glazed inserts and chrome fitments leads into the entrance hallway having staircase to the first floor accommodation.

DOWNSTAIRS WC

uPVC double glazed window to the front elevation. Two piece suite in white has low level WC and pedestal wash hand basin.

KITCHEN

10'1 x 6'4 (3.07m x 1.93m)  
uPVC double glazed window to the front elevation. Modern fitted maple style base and wall units with integral wine rack, worksurfaces and tiled splashbacks. Single electric oven and gas hob with extractor over, space for fridge freezer, space and plumbing for washing machine, wood laminate flooring.

LOUNGE

17'1 max x 13'8 (5.21m max x 4.17m)  
Opening into the conservatory/dining room. Attractive wood laminate flooring, Adam style fire surround incorporating back and hearth with electric fire point, and TV aerial point.

CONSERVATORY / DINING ROOM

10'4 x 9'4 (3.15m x 2.84m)  
Of a uPVC and brick construction with solid roof. Attractive wood laminate flooring, French doors opening out onto the rear garden.

FIRST FLOOR

LANDING

With stairs leading to the second floor accommodation.

BEDROOM 2

13'8 max x 9'8 max (4.17m max x 2.95m max)  
uPVC double glazed window to the rear elevation.

BEDROOM 3

13'8 max x 8'7 max (4.17m max x 2.62m max)  
Two uPVC double glazed windows to the front elevation.

BATHROOM

6'10 x 7'1 (2.08m x 2.16m)  
Modern three piece suite enjoying low level WC, pedestal wash hand basin and panelled bath with gravity shower over and shower screen. Tiling to wet areas and extractor.

SECOND FLOOR

PRINCIPAL BEDROOM

23'4 max x 10'2 max (7.11m max x 3.10m max)  
uPVC double glazed window to the front elevation.

EN-SUITE

Velux roof window and extractor. Modern three piece suite in white enjoys pedestal wash hand basin, independent shower cubicle and low level WC. Beautifully complemented by tiling to wet areas.

OUTSIDE

To the front of the property is a low maintenance gravelled garden. There is a brick store directly adjacent to the front door.

The rear garden is beautifully designed being paved with stone patio tiles, a pergola and a raised garden pond with water feature. At the head of the garden is a timber summerhouse which has been converted to provide a great bar with power and light laid on. A timber gate provides access to the single garage.

GARAGE

A single garage which has up & over door, power and light.

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 (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

We believe the Council Tax Band for this property is Band D.

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.



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.  
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