



The Property Specialists

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East Riding of Yorkshire HU16 5QQ
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135 King Street, Cottingham HU16 5QQ
Offers in the region of £125,000

- Village centre location
- Ideal first time purchase or investment opportunity
- Two bedrooms
- Lounge dining room
- Kitchen
- Ground floor bathroom
- Enclosed courtyard
- Viewing a must!
- Ideal for all the amenities and facilities
- EPC: TBC Council Tax: B

Located in the heart of Cottingham this traditional town house is presented to the market. Ideal for a first time buyer or investment opportunity. The property has lounge dining room, modern fitted kitchen, rear lobby, ground floor bathroom and to the first floor there are TWO bedrooms. Enclosed courtyard to the rear. There is on street parking on a first come first serve basis.

Viewing is a must as this property is great for the village centre amenities.

LOCATION
Located in the centre of Cottingham.

Cottingham is listed as one of the UK's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR
Wooden door with glazed insert leads into the lounge.

LOUNGE
11'11" x 10'8" (3.63m x 3.25m)
uPVC double glazed window to the front elevation. Adam style fire surround, wood laminate flooring and t.v. aerial point. An opening leads into the dining room.

DINING ROOM
13'4" x 10'8" maximum (4.06m x 3.25m maximum)
Opening to kitchen and staircase with balustrade leading to the first floor accommodation, Wood laminate flooring.

KITCHEN
10'7" x 8'8" (3.23m x 2.64m)
uPVC double glazed window to the rear elevation. Fitted base and wall units with work surfaces and tiled splashbacks. Space and provision for cooking and sink unit with drainer. Door leads into the rear lobby with door to terraced garden. Wood laminate flooring.

DOWNSTAIRS BATHROOM
8'6" x 6'3" (2.59m x 1.91m)
With uPVC double glazed window to the side elevation. Three piece suite has panelled bath, low level w.c. and pedestal wash hand basin with tiled splashbacks to wet area.

FIRST FLOOR
SMALL LANDING AREA

BEDROOM 1
11'10" x 10'7" (3.61m x 3.23m)
uPVC double glazed window to the front elevation.

BEDROOM 2
13'2" x 7'10" (4.01m x 2.39m)
uPVC double glazed window to the rear elevation and fitted storage cupboard.

OUTSIDE
To the rear of the property is an enclosed courtyard garden with pedestrian gate leading out onto the Co-Op car park. There is a gravelled area which is of shared use by the properties but is not owned by any of these properties and provides ease of access for wheelie bin management.

PARKING
There is on street parking available on King Street on a first come, first served basis.

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 majority uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will 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 the 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



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 Metmapx i5000