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QUICK&CLARKE

The Property Specialists

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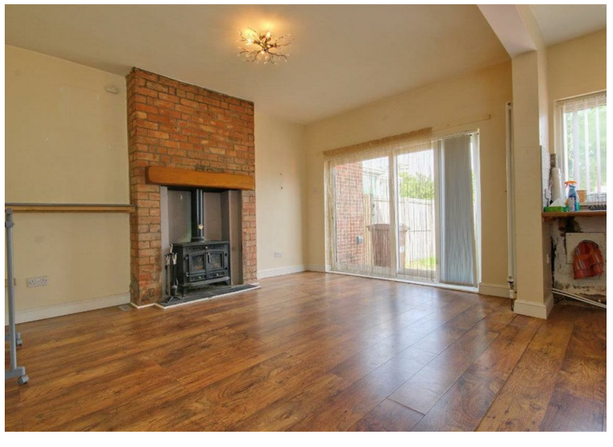

48 Kingsway, Cottingham HU16 5BB

Offers Over £260,000

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- Great opportunity!
- Semi-detached family home
- Cul-de-sac location in a popular area
- Three bedrooms (two fitted)
- First floor bathroom
- Living dining kitchen with log burner
- Private parking for several vehicles
- Garage and good sized gardens
- Outdoor bar!
- EPC - D

Enjoying a prime cul-de-sac location and presented with no forward chain! This traditional semi-detached family home awaits its new owners to add their own style and enjoy the space, opportunities and garden which the property has to offer. Entrance hallway, lounge, living lining kitchen with log burner. Three bedrooms (two of which are fitted) and modern house bathroom. There is private parking for several vehicles and a detached garage. The garden is of very good proportions with a superb timber outdoor bar. Behind the garage is a store and there is also an outside WC. Viewing is a must!

LOCATION

Kingsway is located off Link Road and Priory Road lying within ease of reach of the village centre. Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway, having staircase leading to the first floor accommodation and access to the understairs storage cupboard which houses the utility meters. An opening leads into:

LOUNGE

12'8 into bay x 10'11 (3.86m into bay x 3.33m)
uPVC double glazed walk-in bay window to the front elevation.

LIVING DINING KITCHEN

17'2 decreasing to 13'11 x 17'6 max (5.23m decreasing to 4.24m x 5.33m max)
uPVC double glazed patio doors leading out into the rear garden, uPVC double glazed window to the rear elevation, and wood laminate flooring flowing throughout. To the living dining area there is a brick feature fireplace with oak beam and log burner. The kitchen area has fitted ivory wall and base units with worksurfaces and tiled splashbacks, space for oven, chimney extractor, sink unit with drainer. Space and plumbing for washing machine, space for fridge and freezer.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation.

BEDROOM 1

13'5 into bay x 9'1 to wardrobes (4.09m into bay x 2.77m to wardrobes)
uPVC double glazed bay window to the front elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

13'11 x 9'5 to wardrobes (4.24m x 2.87m to wardrobes)
uPVC double glazed window to the rear elevation, fitted

BEDROOM 3

8'3 x 5'11 (2.51m x 1.80m)
uPVC double glazed window to the front elevation.

BATHROOM

11'11 x 5'6 (3.63m x 1.68m)
Two uPVC double glazed windows to the side elevation. Fully tiled walls and modern suite featuring a P-shaped bath with curved shower screen and shower over, vanity unit housing pedestal hand wash basin and low level WC.

EXTERNAL

To the front of the property is a private driveway providing off-street parking with double gates to the side leading to the garage.

To the rear of the property is a timber bar which has been built directly beyond the garage on an extensive decking area. A patio leads down to a vast lawned area, and the rear garden offers a good degree of privacy.

GARAGE

Of good proportions having up & over door, power and light and a store area to the rear.

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

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

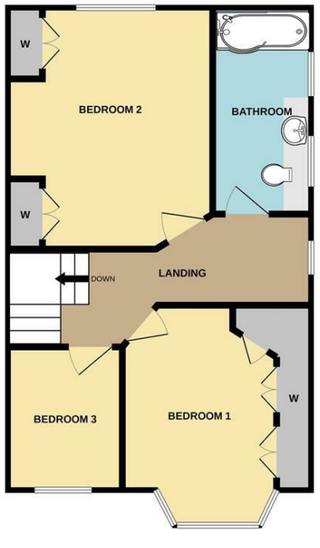
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident 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.

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.
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