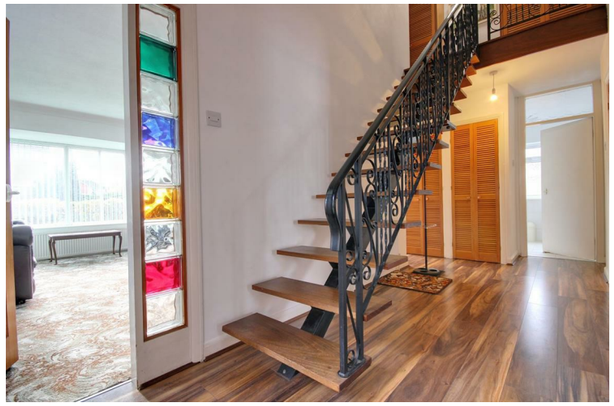

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QUICK & CLARKE
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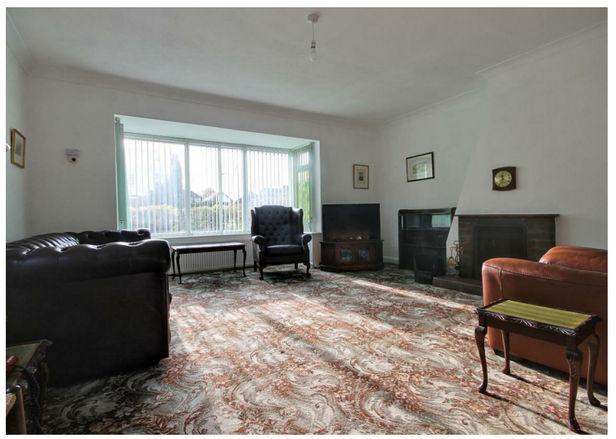

12 Queens Drive, Cottingham HU16 4EL

£360,000

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- Large bespoke detached bungalow
- 2 ground floor bedrooms & 2 first floor bedrooms
- Approx. 1,350 square feet
- Close to village centre & amenities
- Backing onto parkland
- No onward chain
- Requiring some modernisation
- Off-street parking & garage
- Sought after school catchment
- EPC: D

A large light, bright and attractive house offering great flexibility of living space with two bedrooms to the ground floor and two bedrooms to the first floor.

Offered to the market with no onward chain and perhaps requiring some modernisation, the property is in a superb position close to the amenities of the village centre and backing onto King George V playing fields. With well proportioned accommodation throughout, the layout could be further modified to a new buyer's requirements subject to the necessary permissions. Boasting off-street parking and a garage, the property has well tended gardens and viewing is highly recommended.

LOCATION

The property is located on Queens Drive, Cottingham in an attractive and desirable position close to the amenities of the village centre. Accessed either directly off Northgate, or via Queens Way, the walk into the village centre is further shortened by a snicket at the end of Tinley Close which lies almost directly opposite the property.

Sitting in a sought after school catchment and served by Cottingham High School, the property also backs onto the King George V playing fields.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
18'7" x 6'4" (5.66m x 1.93m)
A wide and welcoming entrance hall with a glass panelled timber door accessed from an exterior porch with further matching window to one side. Open riser stairs to the first floor accommodation with wrought iron ornate balustrade, modern laminate flooring and three large and useful storage cupboards.

LIVING ROOM
13'11" x 15'10" (4.24m x 4.83m)
A very well proportioned room with walk-in bay window to the front elevation and further window looking over the side drive. Open grate fire with brick surround and tiled hearth.

DINING KITCHEN
17'3" x 13'10" (5.26m x 4.22m)
Of a size that provides for flexibility of layout with a dark wood kitchen having laminate work surfaces and ceramic tiled splashbacks, four ring stainless steel gas hob, integrated double oven, stainless steel sink and drainer, space and plumbing for upright fridge freezer and washing machine, cupboard housing the modern Worcester Bosch boiler, two windows to the rear elevation overlooking the garden and further window to the side elevation. Timber door opening into a small porch area with rear door accessing the garden.

STUDY/BEDROOM 2
13'7" x 9'9" (4.14m x 2.97m)
A dual aspect room positioned to the rear of the property with a continuation of the laminate flooring from the hallway.

BEDROOM 1
12'4" x 10'11" (3.76m x 3.33m)
Window to the front elevation.

SHOWER ROOM
8'4" x 6'6" (2.54m x 1.98m)
Relatively recently fitted with a modern level access walk-in shower, close coupled w.c. and pedestal hand wash basin, fully tiled floor, partially tilled walls with wallboard in shower area and window to the side elevation.

FIRST FLOOR

LANDING
Two built-in cupboards for storage.

BEDROOM 3
13'8" x 11'11" (4.17m x 3.63m)
Window to the rear elevation offering views of the playing fields beyond and built-in cupboard.

BEDROOM 4
11'11" x 10'8" (3.63m x 3.25m)
Window to the front elevation and built-in wardrobes with sliding fronts.

W.C.
7'6" x 4'0" (2.29m x 1.24m)
Two piece sanitary suite comprising low level w.c and vanity shelf with inset sink and ceramic tiled splashbacks.

OUTSIDE
The property has a lawned garden to the front of the house with a hedge forming the front boundary. A tarmac drive leads down the side of the property to the detached brick garage. The garage has a modern up-and-over door, uPVC side courtesy door and a window, and is supplied with light and power.

The rear garden has a central lawn with a paved seating area and mature boundaries which offer a good level of privacy. Backing onto the playing fields to the rear, the property enjoys the backdrop of the mature trees on King George V playing fields.

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 E.

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

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.