Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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59 Keswick Gardens, Hull HU6 8TB

Offers invited £145,000

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- Traditional 1930's property
- No onward chain
- Two reception rooms
- Three bedrooms
- First floor bathroom
- Kitchen
- Large west facing garden
- Greenhouse, single garage & workshop
- EPC Rating D
- Council Tax Band A

Located in this popular residential area in the East Riding, we are delighted to present to the market this aesthetically pleasing 1930's traditional town house which is presented to the market with no chain. In excess of 800 sq ft the property enjoys entrance hallway, two reception rooms, kitchen and to the first floor, three bedrooms and a modern bathroom. The property enjoys a beautiful west facing backdrop with large gardens, greenhouse and garage opening into a timber workshop which is accessed via the ten foot. The property poses as a blank canvas for the discerning purchaser to add their own design flairs within and create modern living at its very best. This is a great property in a great area.

LOCATION

Keswick Gardens lies within the East Riding boundary and within ease of reach of the village of Cottingham which is approximately 1.5 miles away.

Cottingham is listed as one of the UK's largest villages 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

A white UPVC door with attractive stained glass leaded insert and side window leading into

ENTRANCE HALL

Staircase with spindle balustrade leading to the first floor accommodation.

LOUNGE

13'1" into bay x 10'3" (3.99m into bay x 3.12m)
UPVC double glazed walk in bay window to the front elevation with wood laminate flooring and beautiful feature cast iron decorative fire. TV aerial point.

SITTING ROOM

14'6" increasing to 16'1" x 10'5" (4.42m increasing to 4.90m x 3.18m)
UPVC double glazed window to the rear garden, wood laminate flooring, Adam style fire surround with open grate fire. Access to the under stairs storage cupboard which houses the utility meters.

KITCHEN

10'1" x 7'9" (3.07m x 2.36m)
UPVC double glazed window to the rear and side elevations and UPVC door to the garden. Fitted base and wall units with work surfaces and splashbacks, space and provision for cooking and space for under counter appliances.

FIRST FLOOR

LANDING

Access to the loft.

BEDROOM 1

13'10" into bay x 10'1" (4.22m into bay x 3.07m)
UPVC double glazed walk in bay window to the front elevation.

BEDROOM 2

10'5" x 9'4" max (3.18m x 2.84m max)
UPVC double glazed window to the rear elevation. Fitted cupboards and cupboard housing the gas central heating boiler.

BEDROOM 3

8'1" x 6'5" (2.46m x 1.96m)
UPVC double glazed window to the rear elevation.

BATHROOM

8'6" x 5'6" (2.59m x 1.68m)
UPVC double glazed window to the front elevation, three piece modern suite in white enjoys paneled bath, pedestal hand wash basin and low level WC. Electric shower over bath and tiled to wet areas.

OUTSIDE

To the front of the property is an enclosed cottage style garden with wrought iron gate. The large rear garden is West facing and predominantly laid to lawn with patio area and a further patio area to the head of the garden. There is a greenhouse and single concrete panel garage with up-and-over door which opens into a timber workshop.

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).

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.
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