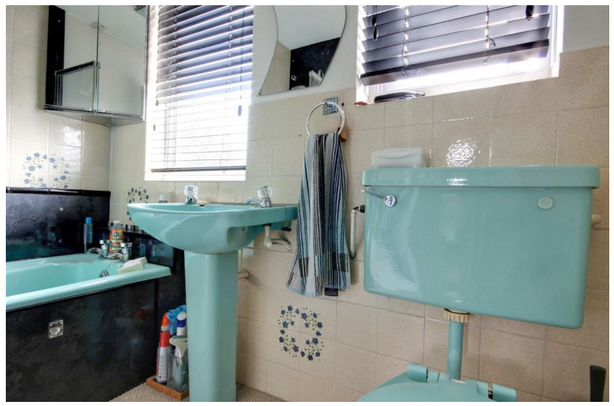

Quick & Clarke
PROPERTY SPECIALISTS

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
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6 Aysgarth Avenue, Hull HU6 8QU

Guide Price £156,800

Beverley | Cottingham | Hornsea | Willerby

- Traditional bay fronted townhouse
- 2 reception rooms
- Modern kitchen with built-in appliances
- 3 bedrooms (2 fitted)
- First floor family bathroom
- Well tended gardens
- Garage accessed via tenfoot
- Add your own design flair within
- Viewing a must
- EPC Rating: D Council Tax Band: B

Located in this ever-popular residential area, we present to the market this aesthetically pleasing 1930's traditional bay fronted mid-townhouse. The property benefits from in excess of 1,000 square feet of versatile accommodation, with two reception rooms, modern fitted kitchen with built-in appliances, three bedrooms to the first floor, two of which are fitted, and family bathroom. The gardens are well tended and provide great outdoor space, and there is a double garage which is accessed via the tenfoot. The property offers a blank canvas for the discerning purchaser to add their own design flair within, to which an early viewing is a definite must.

LOCATION

Aysgarth Avenue is located off Cottingham Road, which leads off Hull Road in Cottingham and provides ease of access to local amenities and facilities in the area, and is also only a couple of miles from the village of Cottingham.

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 wooden door with attractive stained glass leaded inserts and side windows opens into:

ENTRANCE HALLWAY

Staircase with balustrade and access to understairs storage cupboard which houses the utility meters.

LOUNGE

14'3" into bay x 12'10" (4.34m into bay x 3.91m)
uPVC double glazed walk-in bay window to the front elevation, oak fireplace with living flame gas fire and TV aerial point.

DINING ROOM

13'8" into bay x 11' (4.17m into bay x 3.35m)
uPVC double glazed bay window overlooking the rear garden and stone fireplace.

KITCHEN

16'6" x 7'8" (5.03m x 2.34m)
uPVC double glazed window to the rear elevation and uPVC door opening out into the rear garden, an extensive range of modern gloss fronted, ebony and ivory soft close base and wall units with integrated slimline Neff dishwasher, Neff double electric fan oven with Neff gas hob and extractor, space and plumbing for washing machine and space for fridge freezer. Sink unit with drainer and mixer tap.

FIRST FLOOR

LANDING

BEDROOM 1

14'8" into bay x 10'5" to wardrobes (4.47m into bay x 3.18m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation and full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

14'4" x 10'1" to wardrobes (4.37m x 3.07m to wardrobes)
uPVC double glazed walk-in bay window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

7'10" x 6'4" (2.39m x 1.93m)
uPVC double glazed window to the front elevation.

HOUSE BATHROOM

7'6" x 5'11" (2.29m x 1.80m)
uPVC double glazed window to the rear elevation, three piece coloured suite comprising panelled bath, low level w.c. and pedestal wash hand basin with electric shower over bath and tiling to wet areas.

OUTSIDE

To the front of the property there is a small enclosed cottage style garden with winter clematis hedge to the front and dwarf wall.

The rear garden is beautifully tended with a raised stone tile patio leading down to a lawn. The garden has an array of shrubs and plants providing a great all season backdrop. At the head of the garden is a double garage which is accessed via the tenfoot, with up-and-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 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

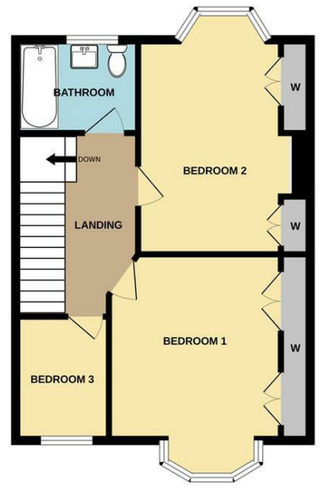
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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

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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