



**QUICK & CLARKE**  
The Property Specialists

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**Tudor Cottage, 2b Kingsway, Cottingham HU16 5BA**  
**Offers Over £290,000**

- Modern detached family house
- Superb location!
- No chain
- Two receptions & conservatory
- Contemporary Kitchen
- Four Bedrooms
- Two Bathrooms
- Low maintenance garden
- Side driveway & garage
- EPC: C

This modern detached family home is located within a very sought after residential area and presented to the market with no chain. Enjoying uPVC double glazing and gas central heating the accommodation is well presented throughout with stylish contemporary elevations. The entrance hall leads to downstairs WC, spacious lounge with dining room off and contemporary kitchen with built-in appliances. To the first floor there are FOUR bedrooms and TWO bathrooms. The low maintenance garden is superb with AstroTurf, extensive patio and a timber bar; great outdoor entertainment space. The side driveway provides off street parking and the single detached garage has been converted to provide a gym and storage area (could easily be converted back or to a garage). Viewing is a must!

#### LOCATION

Kingsway is located off Priory Road and can also be accessed off Oakdene, 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 entrance hallway with Travertine floor and access to downstairs WC.

##### DOWNSTAIRS WC

uPVC double glazed window to the front elevation, two piece suite enjoys pedestal wash hand basin and low level WC, tiled to splashbacks.

##### LOUNGE

18'3" x 14'1" to stairwell (5.56m x 4.29m to stairwell) uPVC double glazed walk-in bay window to the front elevation, fireplace, TV aerial point and uPVC double glazed window to the side elevation. Staircase with spindle balustrade leads to the first floor accommodation, access to understairs storage cupboard. Double doors open into the dining room.

##### DINING ROOM

15' x 8'8" (4.57m x 2.64m)  
Sliding patio doors lead into the conservatory. A door leads into the kitchen.

##### KITCHEN

15'1" x 7'11" (4.60m x 2.41m)  
uPVC double glazed window to the rear elevation and uPVC door leading out into the side passage. An extensive range of contemporary slate grey and white gloss base and wall units with worksurfaces and contrasting splashbacks. Stainless steel single electric oven, modern glass hob and extractor, sink unit with drainer, integrated fridge freezer.

##### CONSERVATORY

10'10" x 8'7" (3.30m x 2.62m)  
Being of a uPVC and brick construction with glass roof. uPVC double glazed French doors open out onto the rear patio.

##### FIRST FLOOR

##### LANDING

With storage cupboard and airing cupboard.

##### BEDROOM 1

13' x 9'8" (3.96m x 2.95m)  
uPVC double glazed window to the front elevation. A door leads into the en-suite.

##### EN-SUITE

uPVC double glazed window to side elevation. Three piece suite enjoys independent shower cubicle, pedestal wash hand basin and low level WC. Contrasting tiling to splashbacks and extractor.

##### BEDROOM 2

9'1" x 6'9" (2.77m x 2.06m)  
uPVC double glazed window to rear elevation.

##### BEDROOM 3

9'1" x 6'10" (2.77m x 2.08m)  
uPVC double glazed window to the rear elevation, storage cupboard.

##### BEDROOM 4

9'10" max x 6'11" (3.00m max x 2.11m)  
(9'10" into doorwell decreasing to 6'10" x 6'11") uPVC double glazed window to the front elevation.

##### BATHROOM

##### EXTERNAL

To the front of the property is a gravel driveway which extends to the side providing off street parking, with planted areas to the front perimeter.

The rear garden is well designed for ease of maintenance and offers a good degree of privacy, featuring a patio area leading down to a block sett patio and AstroTurf, the piece de resistance being at the head of the garden, directly behind the garage, a timber bar with power and light.

The single detached brick built garage has up & over door, power and light within, and has been converted to provide a gym area to the front and storage to the rear. This could easily be converted back into a garage, or indeed used as an office for those wishing to work from home.

##### 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 (to 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 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.



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 errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metapex 02/02