



**QUICK & CLARKE**  
The Property Specialists

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**39 Kingtree Avenue, Cottingham HU16 4DR**  
**Offers Over £280,000**

- Detached true bungalow
- Highly regarded area
- Ease of reach of village centre
- No forward chain
- 2 double bedrooms
- 2 bathrooms
- 2 reception rooms
- Kitchen & utility room
- Beautiful gardens, driveway & garage
- EPC: D

Located within this highly desirable residential area and within walking distance of the village centre, we are delighted to present to the market this aesthetically pleasing detached true bungalow. Offered with no forward chain, the property benefits from majority uPVC double glazing and gas central heating, and in brief comprises welcoming entrance hallway, two reception rooms, two double bedrooms, both of which are fitted, en-suite shower room to bedroom one, modern bathroom, sun room area and kitchen leading to utility area. The gardens are beautifully tended and provide a great South facing space to the rear, and a block sett driveway provides ample off-street parking and leads down to a single garage. Offering a blank canvas for the discerning purchaser to add their own design flair and ideas within, and to thoroughly embrace living in what is a truly great property.

## LOCATION

Kingtree Avenue is accessed from Hallgate via Arlington Avenue and also has pedestrian access to the village centre.

Cottingham wears the proud title of Europe's largest village 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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

## THE ACCOMMODATION COMPRISES

A wooden door with glazed inserts leads into:

## ENTRANCE PORCH

Door leading into:

## ENTRANCE HALLWAY

## LOUNGE

15'5" decreasing to 12'6" x 11'8" (4.70m decreasing to 3.81m x 3.56m)

uPVC double glazed walk-in bay window to the front elevation, Adam style fire surround with tiled back and hearth incorporating an electric flame fire, coving to ceiling and TV aerial point.

## SITTING ROOM

14'11" x 9'11" (4.55m x 3.02m)

Two uPVC double glazed windows to the side elevation, wall mounted electric flame fire, dado rail and coving to ceiling. Opening to:

## SUN ROOM AREA

7'1" x 4'6" (2.16m x 1.37m)

uPVC double glazed windows and French doors opening out into the garden. Opening to:

## KITCHEN

10'1" x 9'5" (3.07m x 2.87m)

uPVC double glazed window to both side elevations, fitted base and wall units with work surfaces and tile splashbacks, ceramic hob with stainless steel chimney extractor, double electric oven, integrated fridge and integrated dishwasher. A door leads into:

## UTILITY AREA

Space and plumbing for a washing machine and door leading out into the rear garden. Space for a full height fridge freezer (the current one can be left if desired). uPVC double glazed window to the side elevation.

## BEDROOM 1

13' x 10'4" plus recess (3.96m x 3.15m plus recess)

uPVC double glazed window to the rear elevation and fitted wardrobe providing shelving and storage facilities.

## EN-SUITE

uPVC double glazed window to the rear elevation, modern three piece suite in white comprising independent shower cubicle, pedestal wash hand basin and low level w.c., all complemented with aqua boarding to splashbacks.

## BEDROOM 2

11'6" x 9'5" (3.51m x 2.87m)

uPVC double glazed window to the front elevation and fitted wardrobe providing hanging and storage facilities with matching overhead units.

## BATHROOM

uPVC double glazed window to the side elevation, three piece suite in white comprising low level w.c. and wash hand basin set in vanity units, walk-in white bath with mixer taps. Tiled splashbacks to wet areas.

## OUTSIDE

To the front of the property there is an extensive block sett driveway which is accessed through wrought iron gates, and which leads down to a single garage with up-and-over door. The front garden is designed for ease of maintenance and is mainly gravelled with planted borders and an ornamental dwarf brick wall to the front boundary.

The beautifully tended rear garden features a patio area leading down to a meticulously lawned, 'all season' planted garden. A path leads to the head where a fence conceals a timber summerhouse with French doors creating a great outdoor space and additional seating area. There is an array of shrubs and plants providing a kaleidoscope of colour and texture, along with array of fruit trees - apples, pear, cherry, plum, fig, plus herbs and lavender.

## 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).

## 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 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](mailto:cottingham@qandc.net)

## EPC RATING

For full details of the EPC rating of this property please contact our office.



39 KINGTREE AVENUE

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other details 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. Made with Metreage 10/2/23

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.