



QUICK&CLARKE
The Property Specialists

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14 Winteringham Walk, Cottingham HU16 5HL
£159,950

- No onward chain
- Well presented throughout
- Modern first floor wetroom
- Popular location
- Competitively priced
- Three bedrooms
- Garden and parking
- EPC - C

A well presented and deceptively spacious mid-terrace in an attractive position situated on a pedestrian walkway

Offered with no onward chain and at a competitive price, this property offers flexibility of living space and benefits from a quiet location on the south side of the village.

LOCATION

The property is located on Winteringham Walk. Accessed off Fimber Avenue on the south side of Cottingham, there is vehicular access to the rear. This area of Cottingham is particularly popular with hospital staff, having Castle Hill Hospital lying close by and with ease of access to the amenities in centre of the village.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

11'10 x 6'7 (3.61m x 2.01m)
uPVC glass panelled front door with matching windows to each side. Stairs to the first floor accommodation with cupboard under.

LIVING ROOM

11'10 x 11'6 (3.61m x 3.51m)
The focal point of the room is a brick fireplace housing an electric fire. Window to the front elevation, wide archway through to the dining kitchen.

DINING KITCHEN

18'8 x 10' (5.69m x 3.05m)
With clear demarcation between the kitchen area and the dining room. The kitchen offers a good range of wall and base storage units with modern cream fronts, laminate worksurfaces and ceramic tiled splashbacks. Five ring gas hob with extractor over, stainless steel sink and drainer. Space for fridge freezer, integrated oven and microwave. Matching breakfast bar and patio doors opening into the rear garden.

REAR LOBBY

uPVC glass panelled door and storage cupboard.

FIRST FLOOR

BEDROOM 1

11'10 x 9'5 (3.61m x 2.87m)
Window to the front elevation.

BEDROOM 2

10'8 x 9'11 (3.25m x 3.02m)
Window to the rear elevation and wall-mounted modern gas boiler.

BEDROOM 3

9' x 8'11 (2.74m x 2.72m)
Built-in cupboard and window to the front elevation.

BATHROOM

7'7 x 5'4 (2.31m x 1.63m)
Modern three piece sanitary suite comprising low level WC, pedestal hand wash basin and walk-in level access shower/wet area. Window to the rear elevation.

OUTSIDE

The property is set back from Winteringham Walk with a privet hedge to the front and an area of garden laid under gravel for ease of maintenance.

The rear garden is largely lawned with a concrete path leading to a timber gate which provides to the rear of Winteringham Walk where there is vehicular access and parking spaces for the properties. Behind the garden and attached to the rear lobby are two brick stores. These could potentially be converted subject to the necessary consents.

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 A.

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 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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