



# Quick & Clarke

PROPERTY SPECIALISTS

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**8 Brockenhurst Avenue, Cottingham HU16 4PD**  
**£152,950**

- A stunning bay fronted, end town house
- Superbly presented throughout
- An ideal first time buyer property
- Two double bedrooms
- Modern first floor shower room
- Modern fitted breakfast kitchen with built-in appliances
- Lounge with bay window
- Enclosed garden
- Off-street parking to the front
- EPC Rating: D COUNCIL TAX BAND: A

This beautifully refurbished, bay fronted, end town house is an absolute gem of a property and would be an ideal first time buyer's opportunity.

With uPVC double glazing and gas central heating the beautifully presented accommodation enjoys Entrance, Lounge, superb Dining Kitchen with built-in appliances and to the first floor there are two double Bedrooms and a modern Bathroom.

To the front of the property is off-street parking and to the rear a superbly presented enclosed garden.

Viewing is an absolute must to fully appreciate what a superb house this is!

**LOCATION**  
Brockenhurst Avenue is located off Inglemire Lane and is a small cul-de-sac to the left hand side. Ideally positioned and accessed from Hull Road in Cottingham with access to the village.

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 door with glazed insert leads into:

**ENTRANCE VESTIBULE**  
Staircase leading to the first floor accommodation and door into:

**LOUNGE**  
13'4" decreasing to 11' x 11' (4.06m decreasing to 3.35m x 3.35m)  
uPVC double glazed walk-in bay window to the front elevation, attractive oak flooring and recessed fireplace. TV aerial point. A door leads into:

**BREAKFAST KITCHEN**  
14'1! x 9' (4.29m! x 2.74m)  
uPVC double glazed window and door to the rear elevation, an extensive range of fitted light sage green Shaker style base and wall units with wood effect work surfaces and contrasting tile splashbacks, under unit lighting, stainless steel combination oven and microwave, stainless steel gas hob, sink unit with drainer and mixer, cupboard housing gas central heating boiler.

**FIRST FLOOR**

**SMALL LANDING**

**BEDROOM 1**  
14'1" maximum x 13' decreasing to 11'1" (4.29m maximum x 3.96m decreasing to 3.38m)  
uPVC double glazed bay window and further window to the front elevation. Fitted storage cupboard.

**BEDROOM 2**  
9' x 8'3" (2.74m x 2.51m)  
uPVC double glazed window to the rear elevation.

**BATHROOM**  
6'1" x 5'6" (1.85m x 1.68m)  
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising panelled bath with thermostatic shower over, pedestal wash hand basin and low level w.c., all beautifully complemented with full height tiling in a natural stone finish and Italian style border.

**OUTSIDE**  
There is off-street parking to the front of the property.

The rear garden is well tended and has a gravel and lawn finish with a patio area offering good outdoor space.

**SERVICES**  
All mains services are available or connected to the property.

**CENTRAL HEATING**  
The property benefits from a gas fired central heating system. A new boiler has recently been fitted with an active 2 year warranty.

**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**  
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an 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 Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@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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