



**QUICK & CLARKE**  
The Property Specialists

131 King Street, Cottingham,  
East Riding of Yorkshire HU16 5QQ  
Tel: 01482 844444 | Email: cottingham@qandc.net  
www.quickclarke.co.uk



**16 Stephenson's Walk, Cottingham HU16 4QG**  
**Offers Over £250,000**

- Semi Detached True Bungalow
- Over 1,000 Square feet
- Absolutely stunning throughout!
- Lounge/Dining Room
- Contemporary Breakfast Kitchen with built in appliances
- Two fitted Bedrooms both with sliderobes
- Modern Bathroom
- Garden Room/Study
- DOUBLE Garage and Driveway
- EPC: C

Located within this sought after location we are delighted to present this exceptional semi-detached true Bungalow. With over 1,000 square feet of stylish accommodation this turnkey property awaits its new owners!

Enjoying uPVC double glazing and gas central heating the well presented layout enjoys Entrance Hallway, spacious Lounge/Dining room with modern fireplace, contemporary Breakfast Kitchen with Neff built-in oven and integrated appliances. There are two Bedrooms both fitted with modern sliderobes and a superb modern Bathroom. The Bungalow also has a Garden Room/Study. With gardens encasing the property there is a private driveway leading to the DOUBLE Garage. Viewing is a must - this really is a gem!

### LOCATION

Stephensons Walk lies within close proximity to 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

#### ENTRANCE HALL

A composite door with glazed inserts leads into the entrance hallway, having wood laminate flooring and door into:

#### LOUNGE / DINING ROOM

23'3 x 11'11 (7.09m x 3.63m)  
uPVC double glazed picture bay window to the front elevation, contemporary oak fireplace with granite hearth and living flame fire, TV aerial point.

#### BREAKFAST KITCHEN

13'6 x 10'5 (4.11m x 3.18m)  
uPVC double glazed window and door to the rear elevation. An extensive range of contemporary white gloss curved edge base and wall units with worksurfaces, splashbacks and a breakfast bar. Stainless steel Neff slide & hide electric fan oven, gas hob and extractor. Integrated fridge freezer and dishwasher, space and plumbing for washing machine.

#### BEDROOM 1

14'2 x 10'6 max (4.32m x 3.20m max)  
(14'2 x 10'6 decreasing to 8'7 to sliderobes) Roof window and contemporary sliderobes providing hanging and storage facilities. A door leads into:

#### GARDEN ROOM / STUDY

9'4 x 8'11 (2.84m x 2.72m)  
uPVC double glazed French door opening to the side, and door access to the garage. An ideal room if you are working from home or simply want a snug/second lounge.

#### BEDROOM 2

13'10 x 9'10 to wardrobes (4.22m x 3.00m to wardrobes)  
uPVC double glazed window to the front elevation. Modern fitted sliderobes providing hanging and storage facilities.

#### BATHROOM

10'5' x 5'5 plus doorwell (3.18m' x 1.65m plus doorwell)  
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys P-shaped bath with shower over and curved shower screen, low level WC and pedestal wash hand basin. Beautifully finished with full height tiling with feature décor tiling and contemporary mosaic border tiling with chrome edge.

#### EXTERNAL

To the front of the property is an enclosed lawned garden, the rear garden being accessed from a side gate.

The rear garden is predominantly laid to lawn with a small pond. There is also a hardstanding to the side which would be ideal for storage of a caravan or trailer, or additional car parking. To the rear of the property is a private block sett driveway with off-street parking for several vehicles leading to the double garage, which has electric up & 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 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 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.



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.

While 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. Made with floorplan 0202