

# Quick & Clarke

PROPERTY SPECIALISTS

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**35 Stephenson's Walk, Cottingham HU16 4QG**  
**Offers Over £205,000**

- Extended semi detached family home
- In excess of 1100 square feet
- Spacious lounge dining room
- Kitchen
- Four DOUBLE bedrooms
- First floor house bathroom and downstairs WC
- Blank canvas for cosmetic modernisation
- Driveway, car port and single garage
- Viewing a must
- EPC: D Council Tax: D

This extended semi detached house provides space and versatility with in excess of 1100 square feet. Well presented and offering a blank canvas for you to add your own designs within the property enjoys spacious entrance hallway with WC off, lounge dining room, kitchen and to the first floor there are FOUR good size bedrooms and a house bathroom. A car port leads to the single garage with gardens to the front and rear.

Viewing is an absolute must!

#### LOCATION

Stephensons Walk is located off Endike Lane which is accessed from New Village Road and lies within ease of access to the village centre.

Cottingham is listed as one of the UK'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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

13'11" x 5'11" max (4.24m x 1.80m max)  
A door with glazed inserts leads into entrance hallway having staircase leading to the first floor accommodation with under stairs storage cupboard.

##### DOWNSTAIRS W.C.

uPVC double glazed window to the side elevation and low level w.c.

##### LOUNGE DINING ROOM

26'1" x 12'3" decreasing to 9'1" (7.95m x 3.73m decreasing to 2.77m)  
uPVC double glazed window to both the front and rear elevations. TV aerial point.

##### KITCHEN

10'0" x 9'1" (3.05m x 2.77m)  
uPVC double glazed window to rear and uPVC door leading out into the rear garden. Access to the under stairs recess area which currently houses a fridge freezer. Fitted base and wall units with work surfaces and tiled splashbacks. Space and provision for cooking. Space and plumbing for washing machine. Tiled floor.

##### FIRST FLOOR

##### LANDING

11'0" x 7'3" max (3.35m x 2.21m max)  
Fitted linen cupboard.

##### BEDROOM 1

15'4" x 10'3" plus doorwell (4.67m x 3.12m plus doorwell)  
uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 2

10'7" x 8'5" plus doorwell (3.23m x 2.57m plus doorwell)  
uPVC double glazed window to the rear elevation. Fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 3

16'5" x 7'6" (5.00m x 2.29m)  
uPVC double glazed window to the front and rear elevations.

##### BEDROOM 4

9'1" x 8'3" (2.77m x 2.44m) 0.91m)  
uPVC double glazed window to the front elevation. Fitted wardrobe.

##### BATHROOM

8'0" x 5'5" (2.44m x 1.65m)  
uPVC double glazed window to the rear elevation. A three piece colour suite has low level w.c., pedestal wash hand basin and panelled bath with tiled splashbacks to wet area.

##### OUTSIDE

To the rear of the property is an enclosed garden which enjoys patio area with lawned garden and planted area.

A side driveway provides off street parking and leads to a car port which leads down to a brick built single garage.

The front garden is lawned with planted areas.

##### SINGLE GARAGE

Up and over door.

##### 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).

##### 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)



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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