



**11 Dene Road, Cottingham HU16 5PD**  
**£270,000**

- Traditional semi with no forward chain
- In need of modernisation
- So much potential on offer
- Two reception rooms
- Partially single brick kitchen
- Three bedrooms
- First floor bathroom
- Driveway and south facing garden
- Council tax band D
- EPC rating awaited

Located in one of the most popular residential areas of Cottingham and in the Westfield School catchment area. With no onward chain, this aesthetically pleasing traditional semi-detached house is now offered to the market. Situated on a larger than average plot with a south facing garden to the rear, the property has been owned for many years by the current family. The house is now in need of full modernisation but offers a great opportunity for redesign and remodelling to provide a great family home.

Accommodation in brief has entrance hallway, two reception rooms, kitchen, three bedrooms, first floor bathroom and separate WC. The rear south facing garden is of good proportions. There is a block set driveway providing off-street parking for several vehicles along with a garden to the front.

Viewing is a must to fully appreciate the full extent of what could be achieved here!

### LOCATION

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

#### GROUND FLOOR

#### ENTRANCE HALLWAY

A door with glazed inserts leads into entrance hallway which has stairs to the first floor accommodation and storage cupboard beneath.

#### LOUNGE

16'8 into bay x 13'9 (5.08m into bay x 4.19m)  
Bay window to the front elevation and gas fire.

#### REAR SITTING ROOM

12'10 plus bay x 12'4 decreasing to 11'3 (3.91m plus bay x 3.76m decreasing to 3.43m)  
Bay window to the rear elevation with views over, and door out to, the rear garden. Brick fireplace with gas fire.

#### KITCHEN

15'3 x 7'1 (4.65m x 2.16m)  
Being of part single brick construction with windows to the side elevations. Base sink unit with drainer and mixer tap.

#### REAR LOBBY

Access to the downstairs WC and door to outside.

#### FIRST FLOOR

#### LANDING

Window to the side elevation.

#### BEDROOM 1

16'9 into bay x 13'1 (5.11m into bay x 3.99m)  
Bay window to the front elevation.

#### BEDROOM 2

16'3 into bay x 13'1 max (4.95m into bay x 3.99m max)  
Fitted wardrobe and bay window to the rear elevation.

#### BEDROOM 3

8'5 x 7'5 (2.57m x 2.26m)  
Oriel window to the front elevation.

#### BATHROOM

Window to the rear elevation. Two piece suite in white has panelled bath and pedestal wash basin with tiled splashbacks and linen cupboard.

#### SEPARATE WC

Low level WC.

#### EXTERNAL

To the front of the property there is an attractive lawned garden with ornamental tree. There is a side hedged boundary and the block sett driveway curves round to the front and leads through wrought iron gates down the side of the property. There is currently a garage but this probably needs to be removed.

The rear garden is south facing and is beautifully presented, lawned and with established borders having an array of shrubbery and plants. The rear garden offers a relatively good degree of privacy.

#### AGENT'S NOTE

The kitchen is part single brick construction.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property does not have central heating.

#### 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.

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. Made with Metropix C2023