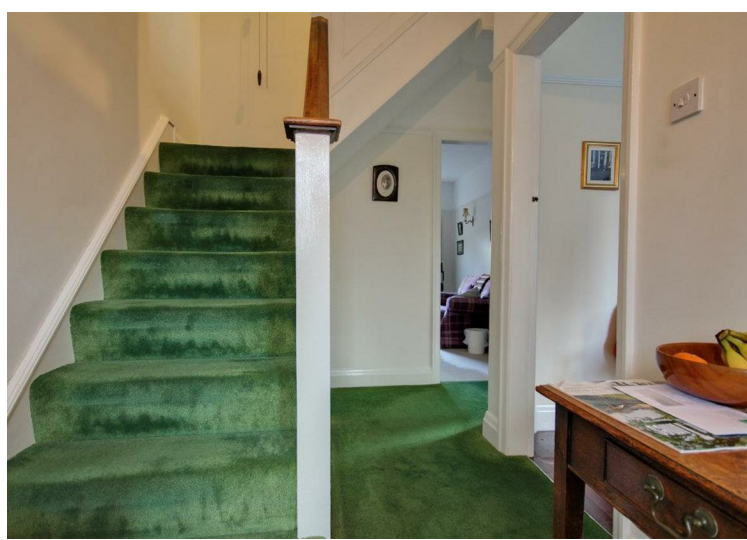




**QUICK & CLARKE**  
The Property Specialists

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**53 Kingsway, Cottingham HU16 5BB**  
**£270,000**

- Traditional semi-detached property
- Beautifully presented throughout
- Head of cul-de-sac position
- Two reception rooms
- Three bedrooms
- First floor bathroom and WC
- Beautiful south facing garden
- Driveway and detached garage
- Viewing a must
- EPC - D

Enjoying a prime head of cul-de-sac location, we are delighted to bring to the market this well-presented traditional semi-detached family home. Benefiting from uPVC double glazing the meticulously presented accommodation enjoys spacious entrance hallway, lounge with feature fireplace, dining/day room overlooking the garden, and modern fitted kitchen. To the first floor there are three bedrooms, one of which is fitted, bathroom and separate WC. There is a beautiful south facing garden, side driveway and detached garage.

Awaiting its new owners, an early viewing is a definite must.

## LOCATION

Kingsway is located off Link Road and Priory Road lying within ease of reach of the village centre. Cottingham is said to be the largest village in England. This East Riding of Yorkshire village is ideally located on the Northern outskirts of Hull, with the countryside of the Yorkshire Wolds as its backdrop and the city centre a short drive away. Located only 6 miles from the historical market town of Beverley you are surrounded by places of interest and, with the local train station and bus services, you can easily enjoy all that the area has to offer. Its location places it on a most convenient route for commuting to work, for city centre shopping, and for leisure and entertainment. The M62 and Humber Bridge routes are easily accessed. The village itself has so much to offer with two primary schools and Cottingham High School, with Hymers College and Hull Collegiate within reach. With local shops, eateries and two supermarkets Cottingham has such a great vibe for all age groups, making this East Riding village a popular location for all.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

### ENTRANCE HALLWAY

A composite door with glazed inserts leads into the entrance hallway, having staircase leading to the first floor accommodation and access to two understairs storage cupboards.

### LOUNGE

13'10 into bay x 10'11 (4.22m into bay x 3.33m)  
uPVC double glazed walk-in bay window to the front elevation, beautiful wood flooring and feature fireplace with log burner.

### DINING ROOM / DAY ROOM

14' x 10'11 (4.27m x 3.33m)  
uPVC double glazed window to the rear elevation, feature fireplace with living flame gas fire and TV aerial point.

### KITCHEN

17'3 x 5'11 plus doorwell (5.26m x 1.80m plus doorwell)  
uPVC double glazed window to the side elevation and uPVC door with glazed inserts opens out into the rear garden. Fitted base and walls units with worksurfaces and tiled splashbacks, provision for cooking, integrated fridge freezer, sink unit with drainer and mixer tap.

### FIRST FLOOR

#### LANDING

uPVC double glazed window to the side elevation.

#### BEDROOM 1

14' into bay x 11' (4.27m into bay x 3.35m)  
uPVC double glazed walk-in bay window to the front elevation.

#### BEDROOM 2

13'8 x 9'3 to wardrobes (4.17m x 2.82m to wardrobes)  
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

#### BEDROOM 3

8'2 x 5'11 (2.49m x 1.80m)  
uPVC double glazed window to the front elevation and wood laminate flooring.

#### BATHROOM

5'6 x 5'10 (1.68m x 1.78m)  
uPVC double glazed window to the side elevation. Modern two piece suite enjoys panelled bath with shower over and pedestal wash hand basin.

#### SEPARATE WC

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

## EXTERNAL

To the front of the property is a beautiful planted garden. A side driveway provides off street parking and leads to a detached garage which has up & over door, power and light.

The rear south facing garden is lawned with an array of shrubbery and plants, providing great 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.

## 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.

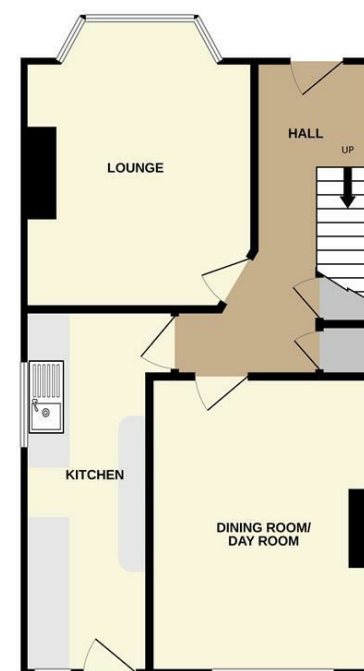
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

## EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



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 herein, 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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