



**29 Cleminson Gardens, Cottingham HU16 4RW**  
**£229,950**

- Four bed roomed modern townhouse
- No onward chain
- Off street parking and garage
- Tucked-away end of terrace
- Flexible arrangement over three floors
- Currently tenanted - but offered with vacant possession
- Council Tax Band: D
- EPC Rating: C

An appealing and flexibly laid out modern townhouse situated at the end of a row of similar properties and in a superb tucked-away position. Located on a cul-de-sac which lies on the leafy development forming Cleminson Gardens in this sought after area of Cottingham, the property is offered to the market with no onward chain.

Currently tenanted but offered to the market with vacant possession the property boasts four bedrooms with two bathrooms which are arranged over three floors. Having off street parking and garage immediately in front of the property - viewing is highly recommended.

#### LOCATION

The property is located on a small cul-de-sac which lies off the main crescent which forms Cleminson Gardens which is positioned on the south side of Thwaite Street in this appealing and leafy area of Cottingham. Ideal for the railway station and the road network into Hull, the property is also an attractive walk away via Beck Bank to the amenities in the centre of the village.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Composite front door and stairs to the first floor accommodation.

##### LIVING ROOM

14'7" x 12'9" maximum (4.45m x 3.89m maximum)  
Window to front elevation.

##### DINING ROOM

8'4" x 8'0" (2.54m x 2.44m)

Open plan into the kitchen and with French doors opening onto the rear garden.

##### KITCHEN

9'1" x 6'1" (2.77m x 1.85m)

With a range of modern wall and base storage units with gloss white fronts and contrasting butcher's block style laminate work surfaces. Four ring gas hob with stainless steel splashback and matching canopy extractor over. Integrated oven. Space and plumbing for washing machine and slimline dishwasher. Wall mounted gas central heating boiler. Window to the rear elevation.

##### CLOAKROOM

4'7" x 3'2" (1.40m x 0.97m)

With two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin.

##### FIRST FLOOR

##### BEDROOM 2

9'1" x 9'5" (2.77m x 2.87m)

Window to front elevation.

##### BEDROOM 3

9'4" x 7'10" (2.84m x 2.39m)

Window to rear elevation.

##### BEDROOM 4

7'10" x 6'0" (2.39m x 1.83m)

Window to rear elevation.

##### BATHROOM

With a three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, panelled bath with shower over and glass screen. Ceramic tiled splashbacks. Heated towel rail and window to the side elevation.

##### SECOND FLOOR

##### LANDING

With storage cupboard.

##### MASTER BEDROOM

14'3" to cupboards x 12'8" (4.34m to cupboards x 3.86m)  
Modern fitted wardrobes with sliding mirrored fronts and dormer window to front elevation.

##### EN SUITE SHOWER ROOM

With three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and shower enclosure. Window to side elevation and Velux. Electric heated towel radiator.

##### OUTSIDE

The property is situated in a tucked-away position at the end of the row of similar modern townhouses. Possibly the most appealing position due to the good level of privacy. Immediately in front of the property is the detached garage with up and over door with a parking space immediately in front.

The rear garden is of a size that makes it easy to maintain. With a patio area adjacent to the dining room, the garden is largely lawned.

##### TENURE - LEASEHOLD

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor). Lease commenced 13/12/12 and runs until 11/1/3011 with 987 years remaining. here is a £150 per annum ground rent charge. The communal gardens are managed through a service agreement to which there is an annual charge of circa£350, payable in two instalments. The gardens are maintained and the trees also maintained within this agreement.

##### 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.

##### 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



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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.