



11 Keswick Gardens, Hull HU6 8TD
£139,950

- Traditional bay fronted town house
- No onward chain
- Extended and well presented
- Spacious Lounge Dining Room
- Breakfast Kitchen
- Three Bedrooms
- First floor Bathroom
- Good size garden
- Single Garage
- EPC: D Council Tax Band: B

This bay fronted traditional town house is presented to the market with no onward chain. Within the East Riding catchment this well presented property has been extended to provide spacious, versatile accommodation to which an early viewing is a must! The accommodation enjoys Entrance Hallway, Lounge with Dining Room off, Breakfast Kitchen, Three Bedrooms and Modern Bathroom. A great sized garden provides great outdoor space with a single garage accessed via the tenfoot, Whilst offering space, the property also offers scope to add your own design ideas within, to which an early viewing is an absolute must,

LOCATION

Keswick Gardens lies within the East Riding boundary and within ease of reach of the village of Cottingham which is approximately 1.5 miles away.

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 College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation with spindle balustrade. Glazed double French doors lead into:

LOUNGE/DINING ROOM

21'10" x 16'9" decreasing to 10'4" (6.65m x 5.11m decreasing to 3.15m)
uPVC double glazed walk-in bay window to the front elevation, Adam style fire surround with flame effect fire and TV aerial point. A step leads up to the dining area measuring 13'1" x 6'11" with uPVC double glazed window to the rear elevation.

BREAKFAST KITCHEN

17'6" x 7'11" (5.33m x 2.41m)
uPVC double glazed window to the rear elevation and uPVC door to the side leading out into the rear garden, an extensive range of traditional base and wall units with work surfaces and tile splashbacks, space and provision for gas cooking, one and a quarter bowl stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine.

FIRST FLOOR

LANDING

BEDROOM 1

13'1" into bay decreasing to 10'11" x 10'3" (3.99m into bay decreasing to 3.33m x 3.12m)
uPVC double glazed walk-in bay window to the front elevation.

BEDROOM 2

10'7" x 7'3" to wardrobes (3.23m x 2.21m to wardrobes)
Airing cupboard and freestanding wardrobes providing hanging and storage facilities.

BEDROOM 3

5'7" x 7'7" maximum (1.70m x 2.31m maximum)
uPVC double glazed window to the front elevation.

BATHROOM

7' x 6'4" (2.13m x 1.93m)
uPVC double glazed window to the rear elevation, three piece suite comprising panelled bath, pedestal wash hand basin and low level w.c. all beautifully complemented with full height tiling and decor border tiles.

OUTSIDE

To the front of the property there is a small 'cottage style' garden with a wrought iron gate leading to the front path.

The rear garden is of very good proportions and features a lawn with a raised gravel patio area, and to the head of the garden is a single garage with up-and-over door, power and light, and which is accessed from the tenfoot.

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

AGENTS NOTE

Prospective buyer's should note that an assent application is being submitted to Land Registry. This does not effect any sale but does need to be granted before completion of sale can be actioned.



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 floorplans 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 Memphis 02025