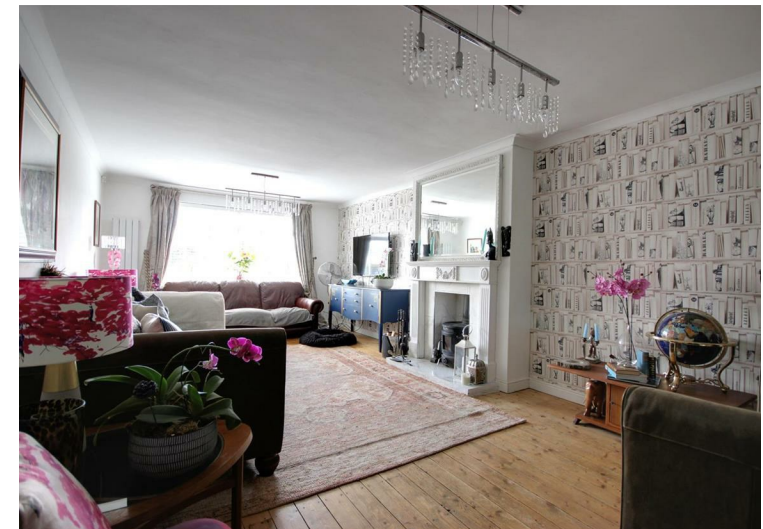
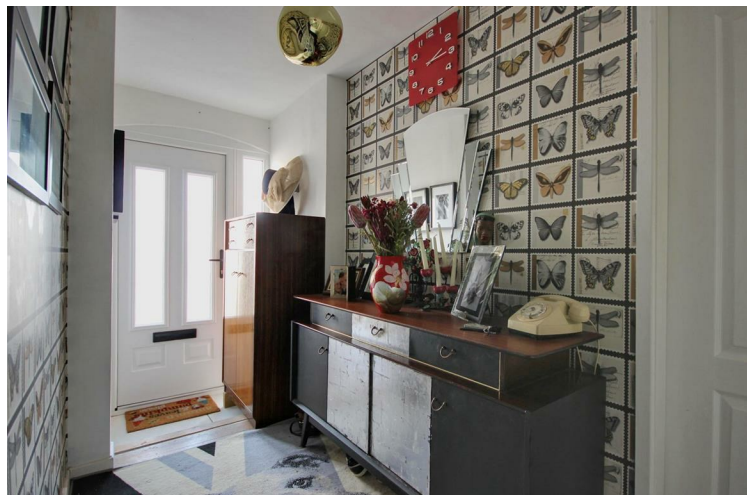


# Quick & Clarke

PROPERTY SPECIALISTS

131 King Street, Cottingham,  
East Riding of Yorkshire HU16 5QQ  
Tel: 01482 844444 | Email: cottingham@qandc.net  
www.quickclarke.co.uk



**6 Kennington Walk, Cottingham HU16 4QH**  
**Offers Over £260,000**

Beverley | Cottingham | Hornsea | Willerby

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- Semi detached true Bungalow
- Simply outstanding accommodation throughout
- Spacious Lounge with open plan aspect to the contemporary dining Kitchen
- Modern Shower Room
- Two Double Bedrooms (one of which is fitted)
- En suite Shower room
- Low maintenance garden
- Double garage, private driveway
- Viewing is an absolute must
- EPC: Awaired Council Tax: D

This outstanding semi detached true Bungalow has been transformed by the current owners to provide modern, light and airy accommodation throughout! Spacious and versatile the property has recently benefited from new uPVC double glazed windows, new door and new Kitchen. With Entrance Hallway, spacious Lounge with open plan to the Dining Kitchen with contemporary fitments and built in appliances. There are two DOUBLE Bedrooms (one of which is fitted and also has en suite shower room, and modern house shower room.

The low maintenance gardens provide great outdoor space with a private driveway and Double Garage which has been converted to provide a useful utility room or office if working from home.

Viewing is an absolute must to fully appreciate this immense property!

#### LOCATION

Kennington Walk is located off Stephenson's Walk which is accessed from Endike Lane and is within easy reach of the village centre.

Cottingham is listed as one of the UK's largest villages 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

#### ALL GROUND FLOOR

#### ENTRANCE HALLWAY

A light grey composite door to the side of the property leads into the entrance hallway. The entrance hallway as fitted storage cupboard and low maintenance flooring.

#### LIVING DINING KITCHEN

37'8" x 12'2" decreasing to 10'5" (11.48m x 3.71m decreasing to 3.18m)

Having uPVC double glazed window to the front elevation and uPVC double glazed French doors opening out into the conservatory. There are exposed wood finished floorboards to the dining area creating a superb flow throughout with tiled area to the main kitchen area.

#### LOUNGE AREA

23'6" x 12'0" (7.16m x 3.66m)

uPVC double glazed window to the front elevation, Adams style fire surround housing a log burner and beautiful exposed floorboards with a varnish finish. Opening to the dining kitchen.

#### DINING KITCHEN

14'0" x 10'5" (4.27m x 3.18m)

uPVC double glazed French doors leading out into the rear garden. A newly fitted kitchen to both sides of this area in contemporary anthracite and white gloss with quartz work surfaces and splashbacks, hide and slide Neff stainless steel built-in oven with hob and extractor, sink unit with drainer, integrated fridge, integrated microwave and sink unit with hot tap.

#### CONSERVATORY

19'4" x 6'5" (5.89m x 1.96m)

Being of uPVC and brick construction with uPVC French door leading out into the rear garden. Attractive tiled flooring and undisturbed views over the garden.

#### BEDROOM 1

13'4" x 11'9" (4.06m x 3.58m)

uPVC double glazed window to the front elevation.

#### BEDROOM 2

10'7" x 11'52 to wardrobes (3.23m x 3.35m to wardrobes)

uPVC double glazed French doors opening out into the conservatory. Full wall of fitted wardrobes providing hanging and storage facility. An opening leads into the en-suite.

#### EN-SUITE

Modern three piece suite in white enjoying independent shower cubicle, wash hand basin set in vanity unit and low level w.c. Tiled splashbacks to wet area and extractor.

#### WET ROOM

6'10" x 5'4" plus doorwell (2.08m x 1.63m plus doorwell)

uPVC double glazed window to the side elevation. A superb stunning room with "St Ning Ted Baker" feature tiled splashbacks with full height tiling creating such an immense finish throughout with contrasting tiled floor. Shower area with wash hand basin and low level w.c. with bidet. Towel radiator and extractor.

#### OUTSIDE

To the front of the property there is a gravelled driveway providing off street parking for several vehicles and providing access to double wrought iron gates with further access to the double garage.

The rear garden is designed for ease of maintenance with a side gravelled area and a Mediterranean theme throughout with an array of shrubbery and plants creating a kaleidoscope of colour and texture with a patio area, wooden shed and offering a relatively good degree of privacy.

#### DOUBLE GARAGE

16'2" x 7'5" approximately (4.93m x 2.26m approximately)

Two up and over doors, power and light.

Half of the garage has been converted to a utility area.

#### UTILITY AREA

16'2" x 9'5" (4.93m x 2.87m)

Power and light and fitted units. Ideal for an office for working from home or indeed as it is currently used as a utility room. An integral door provides access to the garage addition.

#### 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.

While 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 floorplan 0209.