





The Property Specialists

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



1 Kennington Walk, Cottingham HU16 4QH
Offers Over £295,000

- Prime cul-de-sac location
- No forward chain
- Detached true bungalow
- Two bedrooms
- Modern bathroom plus shower room
- Enclosed garden
- Driveway and garage
- Solar panels
- Council tax band E
- EPC: D

Located within this most highly regarded residential area and enjoying a prime cul-de-sac location, we are delighted to present to the market what is an exceptional detached true bungalow.

With stylish elevations throughout, the property enjoys entrance porch, entrance hallway, spacious lounge/dining room, two fitted bedrooms, a stunning contemporary kitchen with built-in and integrated appliances, modern family bathroom and separate shower room. The gardens are well-tended and provide great outdoor space and a good deal of privacy. A driveway to the side provides off-street parking and leads to a garage with electric door and the property has solar panels.

Simply ready to move into, this exceptional home awaits its new owners to make it their own.

LOCATION

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

Cottingham is said to be the largest village in England. Located on the northern outskirts of Hull and only 6 miles from the historic market town of Beverley, you are surrounded by places of interest and with its own train station and local 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 is a popular location for all.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

uPVC double glazed doors lead into the entrance porch with door leading into:

ENTRANCE HALLWAY

With spacious double linen cupboard and doorways to:

LOUNGE / DINING ROOM

23'5 x 13'10 (7.14m x 4.22m)
uPVC double glazed windows to the front and rear elevations, modern fireplace with marble back and hearth incorporating a living flame gas fire, and TV aerial point.

BREAKFAST KITCHEN

15' x 14' (4.57m x 4.27m)
uPVC double glazed window to the rear elevation, uPVC door to the side leading out into the garden with a further uPVC door leading out to the front of the property. An extensive range of contemporary ivory base and wall units with walnut trim, carousel and pull out storage, granite worksurfaces and tiled splashbacks. Neff stainless steel double electric oven with microwave, stainless steel gas hob with extractor. Integrated dishwasher, 1 1/2 bowl sunken sink unit with mixer tap. Cupboard housing space and plumbing for washing machine, and travertine tiled flooring.

BEDROOM 1

14'2 x 10'6 (4.32m x 3.20m)
uPVC double glazed window to the front elevation, modern fitted cream and walnut wardrobes and units providing hanging and storage facilities.

BEDROOM 2

12' x 9' (3.66m x 2.74m)
uPVC double glazed window to the rear elevation, modern fitted wardrobes providing hanging and storage facilities, splendid views over the rear garden.

STUDY / GUEST ROOM

7'2 x 6'7 plus doorwell (2.18m x 2.01m plus doorwell)
uPVC double glazed window to the rear elevation. A multi-purpose room which could be used to work from home, as a hobbies room or as a single guest room.

HOUSE BATHROOM

7' x 5'3 plus doorwell (2.13m x 1.60m plus doorwell)
uPVC double glazed window to the front elevation. Modern three piece suite in white enjoys panelled bath with shower over and glass screen, vanity unit housing the wash basin and low level WC. All beautifully finished with tiled walls, contrasting tiled floor and towel radiator.

SHOWER ROOM

Heated towel rail and underfloor heating. Walk-in shower, pedestal wash basin and low level WC.

EXTERNAL

A private driveway provides off-street parking for several vehicles and leads to the brick garage which has electric up & over door, power and light.

The front garden is lawned with stocked borders and gated entry to either side leads into an enclosed lawned garden which has a patio area. The garden is well-maintained and of an established appearance.

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 E.

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



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.
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