



**11 Knowsley Avenue, Cottingham HU16 5QD**  
**Offers Over £215,000**

- Semi-detached property
- Cul-de-sac location
- No forward chain
- 2/3 bedrooms
- Modern shower room and downstairs WC
- Beautifully maintained gardens
- Private driveway and garage
- Viewing a must
- Close to village centre
- EPC C

Enjoying a prime cul-de-sac location and brought to the market with no forward chain, this semi-detached property offers versatile accommodation with 2/3 bedrooms. Having uPVC double glazing and gas central heating, the accommodation enjoys entrance hallway, lounge, fitted kitchen, downstairs WC, day room/bedroom 3, and to the first floor the landing provides access to two double bedrooms and a modern shower room. Offering a blank canvass for you to add your own design flair within this property offers so much potential! The property enjoys beautifully tended low maintenance gardens, a private driveway leading to the integral garage, and is only a stone's throw from the centre of Cottingham, therefore being in an ideal location. Viewing is a definite must on what is a great property in an equally great area.

## LOCATION

Knowsley Avenue is located off George Street in Cottingham within walking distance of the village centre. Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

## THE ACCOMMODATION COMPRIMES

### GROUND FLOOR

### ENTRANCE HALLWAY

A wooden door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation. A door leads into the lounge.

### WC

uPVC double glazed window to the side elevation, two piece suite having low level WC and pedestal wash hand basin.

### LOUNGE

18' x 12'1 (5.49m x 3.68m)

Sliding patio doors opening onto the rear garden, Adam style fire surround with tiled back and hearth, electric fire and TV aerial point.

### KITCHEN

13'2 x 8'1 (4.01m x 2.46m)

uPVC double glazed window to the rear elevation. Fitted base and wall units with worksurfaces and tiled splashbacks, provision for cooking, space and plumbing for washing machine, sink unit with drainer.

### BEDROOM 3 / DAY ROOM

11'4 x 10'4 (3.45m x 3.15m)

uPVC double glazed window to the front elevation. Fitted wardrobes.

### FIRST FLOOR

### LANDING

Full wall of fitted storage cupboards.

### BEDROOM 1

16' to wardrobes x 10' max (4.88m to wardrobes x 3.05m max)

uPVC double glazed window to the side elevation and fitted wardrobes providing hanging and storage facilities.

### BEDROOM 2

10'2 x 9'2 (3.10m x 2.79m)

uPVC double glazed windows to both the front and side elevations.

### SHOWER ROOM

7'11 x 7'7 (2.41m x 2.31m)

uPVC double glazed window to the rear elevation. Modern three piece suite enjoys walk-in shower cubicle, low level WC and wash hand basin set in a modern vanity unit, all beautifully finished with tiling to wet areas.

### OUTSIDE

To the front of the property is an open plan low maintenance garden, with private driveway providing off-street parking and leading to the integral garage. The garage has electric roller door, power and light and door within providing access to further storage.

A gated side entry leads into the meticulously presented south facing rear garden which has an array of plants and shrubs providing a kaleidoscope of colour and texture, and giving a low maintenance orientation. The garden provides great outdoor space and in our opinion offers a good degree of privacy.

### 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 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.

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