

# Whitakers

Estate Agents



## 51 Queens Way, Cottingham, HU16 4EJ

**£280,000**

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached family home which has been greatly extended and enhanced from its original design to offer ample living space across both levels.

Externally to the front aspect, there is a gravelled garden with a side drive that extends down the side of the building, and accommodates off-street parking.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a spacious lounge with open plan aspect to the dining room, and fitted kitchen with rear lobby that incorporates a cloakroom off.

A fixed staircase ascends to the first floor which boasts a fitted master bedroom, second bedroom with dressing area, good third bedroom, and shower room.

French doors in the dining room open onto the rear garden which is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area.



### Location

Queens Way is a residential location established within the Cottingham Parish that backs onto the King George Playing fields. It enjoys close proximity to the connected sports centre, along with a range of local amenities, transport links and dining facilities. The residence also falls within the catchment of highly regarded provincial schools, most notable the Cottingham High School and Sixth Form College.

The accommodation comprises

### Front external



Externally to the front aspect, there is a gravelled garden with a side drive that extends down the side of the building, and accommodates off-street parking.

### Ground floor

#### Hallway



UPVC double glazed door and window, central heating radiator, under stairs storage cupboard, and engineered wooden flooring. Leading to :

### Lounge 14'4" x 11'9" (4.38 x 3.59 )



UPVC double glazed window, central heating radiator, and engineered wooden flooring.

### Dining room 10'2" x 9'7" (3.10 x 2.93 )



UPVC double glazed French doors with side window, central heating radiator, and engineered wooden flooring.

### Kitchen 9'6" x 8'7" (2.90 x 2.64 )



UPVC double glazed windows, central heating radiator, engineered wooden flooring, and fitted with a range of floor and eye level units, Quartz worktops with splashback upstand above and down lighters, basin with mixer tap, and a range of integrated appliances including : oven with hob and extractor hood above, washing machine, dishwasher, and fridge-freezer.

Rear lobby  
Composite double glazed door, and tiled flooring.  
Leading to :

W.C.  
UPVC double glazed window, tiled flooring, and  
furnished with a low flush W.C.

First floor

Landing  
With access to the loft hatch, UPVC double  
glazed window, and carpeted flooring. Leading to  
:

Bedroom one 12'4" x 11'8" (3.78 x 3.58 )



UPVC double glazed window, central heating  
radiator, fitted wardrobes, and carpeted flooring.

Bedroom two 12'3" x 11'8" (3.74 x 3.57 )



UPVC double glazed window, central heating  
radiator, and carpeted flooring. Open plan aspect  
to :

Dressing area / potential fourth bedroom 7'4" x  
7'4" (2.25 x 2.25 )



UPVC double glazed window, central heating  
radiator, and carpeted flooring.

Bedroom three 8'7" x 7'2" (2.64 x 2.19 )



UPVC double glazed window, central heating  
radiator, and carpeted flooring.

Shower room 6'10" x 6'7" (2.09 x 2.01 )



UPVC double glazed window, central heating  
radiator, fully tiled walls and tile effect laminate  
flooring, and furnished with a three-piece suite  
comprising walk-in enclosure with electric  
shower, pedestal sink with mixer tap, and low  
flush W.C.



### Rear external



French doors in the dining room open onto the rear garden which is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area.

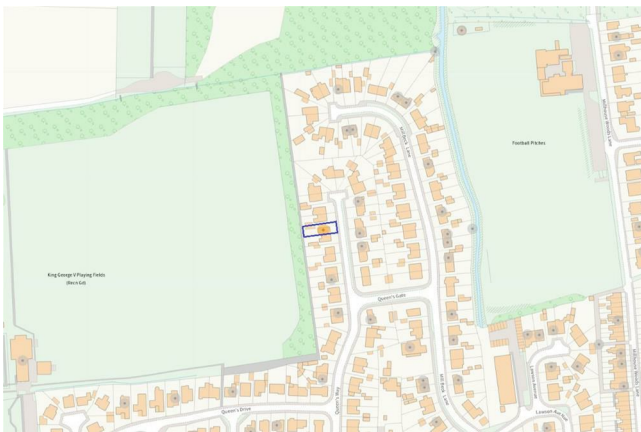
### Garage



The residence also benefits from having a detached garage with connection to lighting / power, and accessed via an up-and-over door and personal side door.

### Aerial view of the property

### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH388051000

Council Tax band - C

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 7 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

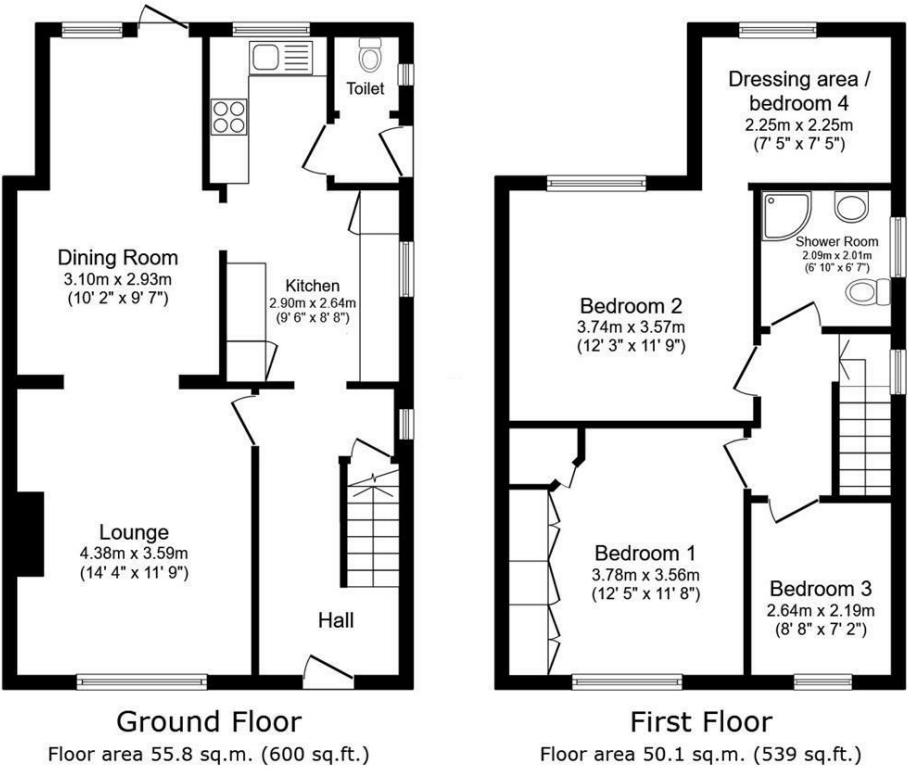
### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

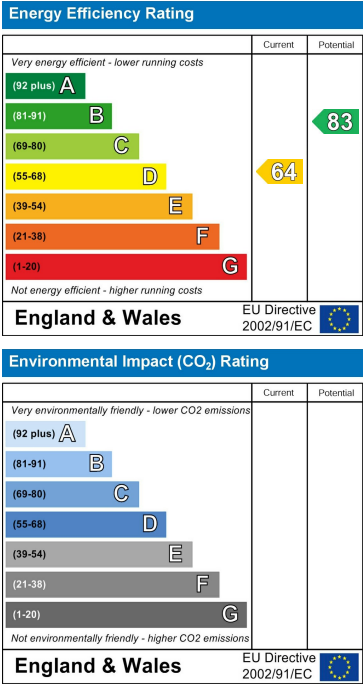


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](https://www.propertybox.io)

Area Map



Energy Efficiency Graph



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