



18 Ramsden Place, Cottingham HU16 5EX
Offers Over £150,000

- Two double bedrooms plus loft space
- Southerly facing garden
- Modern kitchen and bathroom
- Deceptively generously sized
- Convenient location
- Attractively presented throughout
- Council tax band A
- EPC rating D

A beautifully presented, renovated and deceptively spacious mid-terrace. Having the benefit of a southerly facing garden, modern kitchen, two double bedrooms in addition to a boarded loft space, this property will be of interest to both private buyers and investors alike!

In a very convenient location at the head of a cul-de-sac but with direct access onto The Parkway, viewing is highly recommended.

LOCATION

The property is located on the cul-de-sac which forms Ramsden Place which is accessed off Travis Road from Burton Road in The Parkway area of Cottingham. Very convenient for the local amenities, the property is situated at the head of the cul-de-sac with a walkway directly through onto The Parkway and from there to the local shops and the broader array of amenities on offer in the centre of the village.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

5'7 x 3'3 (1.70m x 0.99m)

A useful extension to the front of the property with a uPVC glass panelled door and windows to both front and side elevations.

ENTRANCE HALL

5'10 x 5'7 (1.78m x 1.70m)

Stairs to the first floor accommodation, access to the living room and kitchen.

LIVING ROOM

14'8 x 10'2 reducing to 8'5 (4.47m x 3.10m reducing to 2.57m)

Large walk-in bay window to the front elevation, electric fire set in marble fireplace.

KITCHEN

16'3 x 7'10 (4.95m x 2.39m)

An attractive modern kitchen which was recently fitted and offers a good range of wall and base storage units with white fronts and contrasting granite style laminate worksurfaces. Ceramic tiled splashbacks, four ring stainless steel hob, integrated oven and grill, porcelain sink and drainer. Space and plumbing for washing machine and American style fridge freezer, space for table. Two windows to the rear elevation and uPVC glass panelled door opening into the rear garden.

FIRST FLOOR LANDING

A wide landing with window to the rear elevation.

BEDROOM 1

14'8 x 9'11 max (4.47m x 3.02m max)

A large double bedroom with window to the front elevation.

BEDROOM 2

11'8 x 9'9 (3.56m x 2.97m)

A further double bedroom with window to the front elevation and built-in storage cupboard.

BATHROOM

9'9 x 5'6 (2.97m x 1.68m)

A tiled bathroom with modern three piece sanitary suite comprising panelled bath with shower over and glass screen, low level WC and pedestal wash basin. Two windows to the rear elevation, newly fitted floor covering and large storage cupboard.

LOFT SPACE

18'3 x 9'4 (5.56m x 2.84m)

A door off the first floor landing provides access to a steep stairway leading up to the loft space. There is a wall-mounted Ideal Standard boiler at the foot of these stairs. The loft space has a Velux window and offers a useful addition to this property.

OUTSIDE

The house has an easy to maintain front garden which has been laid under gravel with wrought iron railings to the front. A passageway provides access between 18 and the neighbouring house and has a security gate to the front.

The rear garden is southerly facing and of a good size for a property of this type. With a patio area adjacent to the rear of the house and accessed from the kitchen, there are also two brick storage sheds. The garden is mainly lawned and enclosed for 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 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



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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.