





The Property Specialists

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42 Southwood Avenue, Cottingham HU16 5AD
Offers Over £200,000

- Open plan dining kitchen
- Converted loft space
- Modern kitchen and bathroom
- Convenient for amenities
- Highly regarded Cul de Sac
- Council Tax Band: A
- EPC Rating: D

Having been updated and extended over time, this well proportioned family house has the benefit of an open plan living/dining kitchen overlooking the garden as well as a boarded loft space. Well presented throughout with modern kitchen and bathroom, it lies within an attractive cul-de-sac location convenient for the amenities. Having well proportioned gardens to both front and rear, viewing of the property is highly recommended.

LOCATION

The property lies on the cul-de-sac which forms Southwood Avenue, which leads off from Southwood Road just to the South-West of the centre of Cottingham. This convenient location, which is attractive for families, has the benefit of being relatively close to the amenities of the centre of Cottingham and also the highly regarded Westfield Primary School. The property also lies within walking distance of Cottingham High School.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

5'6" x 8'3" (1.68m x 2.51m)
Modern composite front door with obscure glass panel, stairs to the first floor accommodation with storage area under, window to the side elevation and oak style laminate flooring.

BATHROOM

6' x 5'6" (1.83m x 1.68m)
Three piece sanitary suite comprising modern P-shaped shower bath with glass screen and thermostatic shower valve over, vanity unit with semi-recessed hand wash basin, back to the unit w.c., fully tiled walls and floor, and window to the side elevation.

LIVING ROOM

14'3" x 11'11" (4.34m x 3.63m)
Window to the front elevation, electric fire set in fireplace and oak style laminate flooring.

OPEN PLAN LIVING/DINING KITCHEN

16' x 16'5" reducing to 11'11" (4.88m x 5.00m reducing to 3.63m)
A superb extension and re-modelling of the rear of the house to create an open plan living/dining kitchen overlooking the rear garden. With patio doors opening onto the garden and oak style laminate flooring, the modern kitchen offers a good range of wall and base storage units with white fronts, dark laminate work surfaces, four ring ceramic hob with extractor over, Miele integrated oven, composite sink and drainer, porcelain tile floor and window to the rear elevation.

UTILITY ROOM

5'9" x 5'6" (1.75m x 1.68m)
Space and plumbing for washing machine and tumble dryer, dark laminate work surfaces, uPVC glass panelled door to the side elevation and modern Ideal Standard boiler.

FIRST FLOOR

LANDING

BEDROOM 1

12'9" x 9'4" (3.89m x 2.84m)
Two windows to the front elevation, modern wardrobes with sliding mirrored fronts and built-in cupboard. Laminate flooring.

BEDROOM 2

11'4" x 9'3" (3.45m x 2.82m)
Fixed staircase to the second floor converted loft, window to the rear elevation and built-in cupboard.

BEDROOM 3

8'6" x 8'5" (2.59m x 2.57m)
Window to the rear elevation.

BOARDED LOFT SPACE

12'3" x 9'10" (3.73m x 3.00m)
A converted loft space (without Building Regulation approval for use as a bedroom) and with radiator. Supplied with light and power, Velux skylight and access to the eaves for storage.

OUTSIDE

The property is set back from the road with an enclosed front garden which is largely lawned with a block sett path leading to the front door. A timber gate provides access to an extension of the block sett path, which leads down the side of the property to the door of the utility room and from there onto the rear garden.

The rear garden is well proportioned for a property of this type and largely lawned with a patio area adjacent to the rear of the house. With a large timber shed, the garden is largely lawned with mature shrubs and trees forming the boundary.

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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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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