



**QUICK & CLARKE**  
The Property Specialists

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**314 Bricknell Avenue, Cottingham HU5 4QE**  
**Guide Price £165,000**



- Three bed / two reception rooms
- No onward chain
- Requiring some modernisation
- Clean, tidy and well-maintained
- Superb position close to the schools
- New Worcester Bosch boiler 2021
- Well-tended gardens
- Council tax band B
- EPC rating: C

Offering huge potential, a well looked after and attractively proportioned three bedroom house in this most sought after location. Requiring some cosmetic modernisation but benefiting from a new Worcester Bosch boiler (fitted in 2021), the property boasts two good sized reception rooms plus a kitchen with three well-proportioned bedrooms and a house bathroom at first floor. With well-tended gardens, the property also has a garage to the rear which is accessed off a tenfoot. Offered to the market with no onward chain, viewing is highly recommended.

LOCATION

On Bricknell Avenue close to its junction with Strathcona Avenue, this highly regarded area has always been sought after by families as it lies close to both Wyke Sixth Form College and Kelvin Hall School. Situated less than two miles from the centre of Cottingham with its broad array of amenities including a railway station, the property also lies close to the Avenues and University area of Hull, with the city centre beyond.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

14'3 x 5'4 (4.34m x 1.63m)  
Modern uPVC ornate glass panelled front door, stairs to the first floor accommodation with storage cupboard under housing the updated consumer unit and alarm pad for the burglar alarm.

LOUNGE

15'4 into bay x 13'1 (4.67m into bay x 3.99m )  
A well-proportioned room with tiled fireplace housing electric fire with the original gas feed (untested) alongside. Bay window to the front elevation, sliding timber doors opening into the dining room.

DINING ROOM

12'4 x 11'2 (3.76m x 3.40m)  
Allowing flexibility of use with window to the rear elevation.

KITCHEN

14'1 x 7'1 (4.29m x 2.16m)  
White wall and base storage units with laminate worksurfaces, stainless steel sink and drainer, oven and grill, space for fridge freezer, window to the rear elevation and uPVC door opening out onto the rear elevation.

FIRST FLOOR LANDING

BEDROOM 1

11'6 x 11'10 (3.51m x 3.61m)  
Bay window to the front elevation and built-in wardrobes.

BEDROOM 2

12'7 x 10'8 (3.84m x 3.25m)  
Window to the rear elevation, built-in airing cupboard with radiator, fitted wardrobes one housing the modern Worcester Bosch boiler which was fitted in 2021 and has been serviced regularly, having the balance of the six year warranty.

BEDROOM 3

8'6 x 6'7 (2.59m x 2.01m)  
Bay window to the front elevation.

BATHROOM

7'10 x 6'11 (2.39m x 2.11m)  
Three piece sanitary suite comprising enamelled bath, pedestal wash basin and low level WC, two windows to the rear elevation, access to the loft.

OUTSIDE

The property is set back from the road with a dwarf brick wall forming the front boundary. A gate provides access onto a concrete path leading to the front door. The front garden has been dug over and provides a blank canvas for the new owner.

The rear garden is well-tended with a central lawn surrounded by well-stocked flower borders. To the rear is an asbestos constructed garage with window and side courtesy door, and double timber doors provide access onto a tenfoot to the rear. To one side and accesed off the garden is a further timber gate.

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.

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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.

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