



QUICK & CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk



15 Keswick Gardens, Cottingham HU6 8TD
£150,000

- Traditional townhouse
- East Riding location
- Well-presented throughout
- Three bedrooms
- First floor bathroom
- Two receptions
- Modern kitchen
- Beautiful westerly facing garden
- Larger than average garage
- Council tax band B

Located within this highly regarded East Riding area, we are delighted to offer to the market this well-presented, bay fronted, traditional townhouse. Enjoying uPVC double glazing and gas central heating, the accommodation benefits from entrance hallway, two reception areas with French doors to garden, modern fitted kitchen and to the first floor there are three bedrooms and a modern house bathroom.

The rear garden is absolutely stunning! A large enclosed garden being of a westerly aspect and benefiting from a larger than average garage which is accessed at the head of the garden via the tenfoot.

This beautiful home now awaits its new owners and an early viewing is highly recommended to fully appreciate what a superb property this truly is.

LOCATION

Keswick Gardens lies within the East Riding boundary and within ease of reach of the village of Cottingham which is approximately 1.5 miles away.

Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A white uPVC door with glazed inserts and side windows leads into:

ENTRANCE HALLWAY

Having wood laminate flooring and staircase leading to the first floor accommodation.

DINING ROOM

16'2 x 10'6 (4.93m x 3.20m)

Attractive wood laminate flooring flowing throughout, uPVC double glazed French doors accessing the rear garden and an understairs storage cupboard which houses the utility meters. There is also a bespoke built-in storage unit finished in beautiful air force grey. An arch leads into:

LOUNGE

14'1 into bay x 10'2 (4.29m into bay x 3.10m)

uPVC double glazed bay window to the front elevation and attractive wood laminate flooring.

KITCHEN

10'9 x 8'1 (3.28m x 2.46m)

An extensive range of beech fronted shaker style base and wall units with worksurfaces and tiled splashbacks. Stainless steel four ring gas hob, chimney extractor and oven. 1 1/4 sink unit with drainer and spray mixer tap, space and plumbing for washing machine, space for fridge freezer. uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leading out into the rear garden.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

13'3 into bay x 8'5 to wardrobes (4.04m into bay x 2.57m to wardrobes)

uPVC double glazed bay window to the front elevation, contemporary sliderobes with light grey and mirrored inserts.

BEDROOM 2

11'11 x 7'1 to wardrobes (3.63m x 2.16m to wardrobes)

uPVC double glazed window to the rear elevation, two fitted wardrobes.

BEDROOM 3

7' x 6'5 (2.13m x 1.96m)

uPVC double glazed window to the rear elevation.

BATHROOM

7'6 x 5'6 (2.29m x 1.68m)

Modern three piece white suite having panelled bath, low level WC and pedestal wash basin. Tiled to wet areas, towel radiator and uPVC double glazed window to the front elevation.

EXTERNAL

To the front of the property there is an enclosed cottage style garden gravelled for ease of maintenance with ornamental wall and wrought iron gate.

The rear garden is stunning, with a westerly aspect, featuring a patio area leading down to a meticulously lawned garden with well-established borders and fenced boundaries.

GARAGE

28'10 x 11'8 (8.79m x 3.56m)

To the head of the garden is a brick built detached garage with up & over door, power and light within. The garage is accessed via the rear tenfoot.

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



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix C024