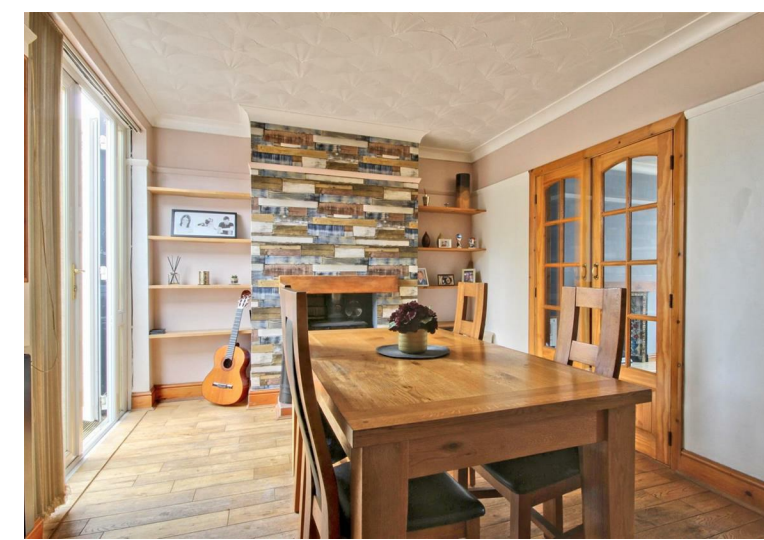




QUICK & CLARKE
The Property Specialists

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48 Keswick Gardens, Hull HU6 8TD
Offers Over £165,000

- Traditional extended end townhouse
- Three bedrooms
- Modern first floor bathroom and WC
- Two reception rooms
- uPVC double glazing, gas c/h and log burner
- Superb extended kitchen
- Off-street parking and garage/store to rear
- Outdoor bar by separate negotiation
- Council tax band A
- EPC rating: D

Located within this ever-popular residential area we are delighted to offer to the market this well-presented and extended traditional end townhouse.

Enjoying uPVC double glazing and gas central heating, the accommodation has entrance hallway, lounge with feature fireplace, rear reception room with French doors to garden and log burner, superb modern kitchen with built-in appliances, and downstairs WC. To the first floor there are three bedrooms, two of which are fitted, and a modern bathroom. The gardens are well-tended and at the head of the garden is an outdoor bar which has power and light and a log burner. The bar is available by separate negotiation. Beyond the bar is a garage/store which is accessed via the tenfoot.

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

An attractive grey composite door with glazed inserts leads into:

ENTRANCE HALLWAY

10' x 5'2 (3.05m x 1.57m)
Having staircase with spindle balustrade leading to the first floor accommodation, tongue & groove panelling to dado height and wood laminate flooring.

DINING ROOM

16'6 x 10'3 max (5.03m x 3.12m max)
uPVC double glazed French doors opening out into the rear garden. Storage cupboard housing the utility meters, attractive wood laminate flooring and recessed fire surround with oak effect beam housing a log burner. Glazed double doors lead into:

LOUNGE

13'11 max x 10'7 max (4.24m max x 3.23m max)
(13'11 into bay decreasing to 11' x 10'7 max) uPVC double glazed walk-in bay window to the front elevation and attractive feature fireplace.

KITCHEN

18'3 x 8'2 max (5.56m x 2.49m max)
uPVC double glazed windows to the side elevation, Velux rooflight and uPVC door to garden. An extensive range of modern shaker style Wedgewood blue base and wall units with worksurfaces and tiled splashbacks. Stainless steel single electric under-counter oven, matching gas hob with chimney extractor above. Space and plumber for washing machine, space for under-counter fridge or freezer.

DOWNSTAIRS WC

uPVC double glazed window to the rear elevation, two piece modern white suite has low level WC and pedestal wash basin.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation and access to loft.

BEDROOM 1

14'3 into bay x 8'2 to wardrobes (4.34m into bay x 2.49m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation, full wall of fitted wardrobes with feature lighting and attractive wood laminate flooring.

BEDROOM 2

10'3 x 7'6 to wardrobes (3.12m x 2.29m to wardrobes)
uPVC double glazed window to the rear elevation, fitted wardrobes and attractive wood laminate flooring.

BEDROOM 3

7'4 x 6'5 (2.24m x 1.96m)
uPVC double glazed window to the rear elevation and attractive wood laminate flooring.

BATHROOM

5'11 x 5'5 (1.80m x 1.65m)
Contemporary three piece white suite enjoys panelled bath with shower over and vanity unit housing the wash basin and low level WC. Tiled to wet areas and uPVC double glazed window to the front elevation.

EXTERNAL

To the front of the property is off-street parking accessed via the entrance to the tenfoot which runs alongside the house.

The rear garden is well-tended featuring a patio area leading down to a lawn with planted borders. There is a detached bar/entertainment room (available by separate negotiation) which currently has power and light and log burner, along with a bar area within. At the head of the garden is a garage/store which has up & over door and roller door and is accessed via the 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 floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 Metrepx 12024