



QUICK&CLARKE
The Property Specialists

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6 Kingsway, Cottingham HU16 5BA
Offers in the region of £320,000

- Bay fronted traditional semi-detached house
- Highly popular location
- Oozing style, quality and versatility with in excess of 1300 square feet
- Three Bedrooms (two fitted) and loft area
- Outstanding four piece Bathroom with slipper bath and large shower area
- Lounge with log burner
- Modern Kitchen with Range opening in to the rear accommodation
- Sitting Room with open fire and Dining Room
- Parking to front, side and a single garage
- EPC: Awaited; Council Tax Band: D

This outstanding traditional, bay fronted semi-detached house is located in such a popular residential area with ease of access to the village centre. The property boasts stylish elevations throughout and offer in excess of 1,300 square feet of superb family accommodation. Beautifully presented throughout, the property enjoys welcoming Hallway with WC, Lounge with log burner, superb Kitchen with Range cooker opening into the Sitting and Dining Area; the Dining Area with French doors to garden and the Sitting Room with open fire. To the first floor there are three Bedrooms (two of which are fitted) and a bespoke four piece Bathroom with slipper bath. A fixed staircase leads to the loft area.

There is parking to the front and side of the property and a single detached garage. The rear low maintenance gardens provides superb outdoor space.

The property oozes style, quality and versatility which can only be appreciated with a viewing!

LOCATION

Kingsway is a popular location connecting South Street with Priory Road and is within ease of access of the village centre.

Cottingham is listed as one of the UK's largest villages 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

An attractive red composite door with uPVC double glazed side window opens into:

ENTRANCE HALL

Attractive panelling to dado height, staircase with spindle balustrade leading to the first floor accommodation, access to understairs storage cupboard which houses the utility meters and attractive modern wood laminate flooring.

W.C.

Two piece modern suite in white comprising low level w.c. and pedestal wash hand basin with attractive panelling to dado height.

LOUNGE

15'5" into bay x 12'10" (4.70m into bay x 3.91m) uPVC double glazed walk-in bay window to the front elevation, attractive wood laminate flooring, modern fireplace housing a log burner with brick recess, picture rail and attractive period coving. TV aerial point.

KITCHEN

21'2" x 9' decreasing to 7'3" (6.45m x 2.74m decreasing to 2.21m) uPVC double glazed window to the side elevation, an extensive range of modern Shaker style base and wall units with granite work surfaces in black with tiled splashbacks, Range cooker with oversize chimney extractor above, space and plumbing for American fridge freezer, Belfast sink with mixer tap, wall mounted TV aerial point and attractive wood laminate flooring. Opening to:

SITTING/DINING AREA

27'7" x 10'3" decreasing to 9' (8.41m x 3.12m decreasing to 2.74m) uPVC double glazed French doors opening out into the rear garden. A superb room with an open aspect, a solid roof to the dining area and multiple uPVC double glazed windows providing great light flow, attractive wood laminate flooring and open to the kitchen and sitting area. The sitting area has attractive wood laminate flooring, useful fitted storage cupboards, feature fire surround with open grate, fitted cupboards to the recesses to either side with floating shelves above and integral lighting, picture rail and coving to ceiling. TV aerial point.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation.

BEDROOM 1

15'4" into bay x 9'9" to slierobes (4.67m into bay x 2.97m to slierobes) uPVC double glazed walk-in bay window to the front elevation, full wall of sliderobes incorporating mirrors and attractive wood laminate flooring.

BEDROOM 2

11'2" x 10'3" (3.40m x 3.12m) uPVC double glazed window to the rear elevation and attractive wood laminate flooring. Fitted storage cupboard housing the gas central heating boiler. Access to understairs storage cupboard.

BEDROOM 3

7'8" x 7'7" (2.34m x 2.31m) uPVC double glazed oriel window to the front elevation and wood laminate flooring.

BATHROOM

9'8" x 8'3" (2.95m x 2.51m) uPVC double glazed window to the rear elevation, stunning four piece suite comprising cast iron slipper bath with claw feet and mixer tap, pedestal wash hand basin, low level w.c. and large walk-in shower cucible with Aquaboard to wet areas and twin shower head. Attractive panelling to remaining walls, wood laminate flooring and useful linen cupboard. Feature towel radiator.

OUTSIDE

A hedge perimeter shields access to the shared driveway which provides parking to the side of the property and there is additional parking to the front. A single garage is accessed from the driveway and has up-and-over door, power and light laid on.

The rear garden is superbly designed for ease of maintenance being gravelled with a feature circular patio, stepping stones, planted borders and timber fence to the rear with a gate providing access to a further area of garden. The rear ardens offer a good degree of privacy.

LOFT AREA

Accessed from a fixed staircase from the landing. Velux window, power and light. This area is being marketed as loft area only as there are no regulations in place.

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.