





The Property Specialists

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28 Brockenhurst Avenue, Cottingham HU16 4PD
£154,950

- Traditional end townhouse
- No onward chain
- Cul-de-sac position
- Superb two bedroomed property
- Newly fitted roof and new boiler in 2023
- Modern fitted extended breakfast kitchen with built-in appliances
- Spacious lounge dining room
- Two double bedrooms - one of which is fitted
- Parking to the front and good size garden
- Council Tax Band: A EPC Rating: TBC

Enjoying a prime cul-de-sac location and offered to the market with no onward chain we are delighted to present to the market this well presented traditional end townhouse. The property has undergone a new roof, new central heating system installed in 2023, new kitchen and is an ideal first time purchase for buyers to add their own design flair within and create modern living at its very best. With entrance vestibule, spacious lounge dining room with feature fireplace, modern fitted kitchen with built-in appliances and to the first floor there are two double bedrooms, one of which is fitted and a modern house bathroom. The property facilitates parking for one vehicle to the front with on street parking available on a first come first served basis. An enclosed good size garden is enjoyed by the property. It goes without saying that viewing is an absolute must to fully appreciate this great property which has been home for over 40 years to the current owners.

LOCATION
Brockenhurst Avenue is located off Inglemire Lane and is a small cul-de-sac to the left hand side. Ideally positioned and accessed from Hull Road in Cottingham with access to the village.

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

ENTRANCE VESTIBULE

A uPVC door with glazed inserts leads into the entrance vestibule with staircase leading to the first floor accommodation. A door leads into the lounge dining room.

LOUNGE DINING ROOM

22'11" x 11'0" decreasing to 7'11" (6.99m x 3.35m decreasing to 2.41m)
Enjoying uPVC double glazed bay window to the front elevation and uPVC double glazed window to the rear elevation. Adams style fire surround with granite back and hearth and incorporating a living flame gas fire. TV aerial point. A door leads into the breakfast kitchen.

BREAKFAST KITCHEN

15'8" x 6'0" (4.78m x 1.83m)
uPVC double glazed window to the rear elevation and uPVC double glazed door leading out into the rear garden. There is an extensive range of Shaker design base and wall units in ivory with contrasting work surfaces and coordinated tiled splashbacks. High level single electric oven with gas hob and extractor. Space and plumbing for washing machine and space for fridge freezer. One and a quarter bowl sink unit with drainer and swan mixer. Attractive wood laminate flooring.

FIRST FLOOR

SMALL LANDING AREA

BEDROOM 1

13'3" dec to 11'1" x 10'5" from wardrobes (4.04m dec to 3.38m x 3.18m from wardrobes)
uPVC double glazed windows to the front elevation. Fitted wardrobes to both sides of the room providing hanging and storage facilities.

BEDROOM 2

8'11" x 8'7" (2.72m x 2.62m)
uPVC double glazed window to the rear elevation.

BATHROOM

6'0" x 5'4" (1.83m x 1.63m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys panelled bath, pedestal wash hand basin and low level w.c. Fully tiled walls with attractive mosaic border.

OUTSIDE

To the front of the property there is a shared dropped kerb between this and the next door property which provides access to off street parking to the front for one car. There is a raised planted area and dwarf ornamental wall.

The rear garden is of good proportions and enjoys being lawned with patio area and garden shed. The rear garden offers a good degree of privacy.

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).

AGENT'S NOTES

VIEWING

Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.



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 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.
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