



Kingtree Avenue, COTTINGHAM HU16 4DS

Welcome to

Kingtree Avenue, COTTINGHAM

GUIDE PRICE £280,000 - £290,000

Beautiful Home In Cottingham On Corner Plot with - Entrance Hall, Lounge, Dining Room, Kitchen, 4 Bedrooms, Family Bathroom, Gardens, Outbuildings & Off Street Parking! Call us now to book your viewing!



Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Lounge

11' 3" max x 14' 2" into bay (3.43m max x 4.32m into bay)
With double glazed bay window to the front, radiator, wall light points and coving to the ceiling.

Dining Room

10' 1" x 16' 3" (3.07m x 4.95m)
With 2 double glazed windows to the side, feature log burner, understairs cupboard, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

Kitchen

9' 2" x 8' 4" (2.79m x 2.54m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, underfloor heating, integrated dishwasher, integrated washing machine, integrated fridge freezer, double glazed windows to the side and rear and double glazed door to the side.

First Floor

Landing

With built in cupboard and loft access.

Bedroom 1

14' 3" into bay x 9' 1" (4.34m into bay x 2.77m)
With double glazed bay window to the front, radiator and coving to the ceiling.

Bedroom 2

8' 1" x 10' 2" (2.46m x 3.10m)
With double glazed window to the rear and radiator.

Bedroom 3

7' 2" x 7' 1" (2.18m x 2.16m)
With double glazed window to the front, radiator and coving to the ceiling.

Bedroom 4

6' x 8' 9" (1.83m x 2.67m)
With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with mains shower over, low level wc, vanity wash hand basin, spot light points, chrome effect towel style radiator and 2 double glazed windows to the side.

Outside

Front Garden

With path, hedging, slate borders housing shrubs and a gravelled driveway providing off street parking.

Rear Garden

With lawned area, paved patio area, side access gate, borders housing plants and shrubs, gravelled area, pond and fenced surround.

Outbuildings



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Welcome to

Kingtree Avenue, COTTINGHAM

- GUIDE PRICE £280,000 - £290,000
- 4 Bedroom Semi-Detached Home In Cottingham
- Beautifully Presented Throughout
- Off Street Parking & Outbuildings
- Highly Sought After Location

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£280,000 - £290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110960



Property Ref:
WBY110960 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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