



Queens Way, Cottingham, East Riding of Yorkshire
Asking Price £240,000





KEY FEATURES

- NO CHAIN
- Semi-Detached Property
- Three Reception Rooms
- Three Bedrooms
- Kitchen Diner
- Fully Re-wired & Fully Double Glazed
- Recent Heating System Upgrade
- Private Garden
- Located Close to Playing Fields
- Ground Floor W.C.
- EPC rating U



DESCRIPTION

We are proud to present this extended, three bedroom, semi-detached house on the popular Queensway. Loved and well-maintained by its previous owners for many decades, this property is now ready for a new family to make it their own and offered to the market with no chain!

The property benefits from being frequently updated and upgraded, most recently a full heating and hot water system upgrade in 2024 but also including but not limited to, a full rewire in 2011, all replacement double glazing units in 2004, uPVC fascia soffits and rainwater goods in 2004 and a Oxley powered garage door in 2016 to list a few of the major investments.

To the ground floor the accommodation begins with a convenient storm porch, accessed by double French doors to the front garden. Through the original glazed, timber front door is a light and spacious entrance hallway, providing access to a generous kitchen diner and two spacious reception rooms.

The kitchen diner features a great range of base and wall units, laminated worksurfaces and space for several white goods. The dining area is flooded in natural daylight and offers views across the rear garden through the large picture window, there is a full-height cloaks cupboard and a glazed door leads to the rear lobby and ground floor W.C.

From the hallway are two spacious reception rooms featuring a timber and glass room separator, allowing light to flow from the front to the rear of the property through large, picture windows. The sitting room boasts a polished marble fireplace with a living flame gas fire, installed in 2023 and serviced since, this is fantastic focal point of the room. To the rear of the adjoining dining room is a picture window and a glazed uPVC door providing access to the enclosed rear garden.

To the first floor is a bright and airy central landing, from here are three generous bedrooms, two double and one single all served by the updated family bathroom. There is access to the loft area which is fully-boarded for additional storage and accessed via a telescopic ladder.

Bedrooms one and two are generous double rooms which both benefit from a full range of fully-fitted wardrobes, bedroom three is a spacious single bedroom which could also be a home office or nursery. All bedrooms feature a BAXI fresh air recirculation and filtration system.

Outside the property has established rear garden laid to lawn and with a mix of planting shrubs and trees to the borders. The driveway provides off street parking and leads to the garage with a powered vehicle door. The front garden is mainly gravelled with a low hedge to the front, which can provide additional parking if required.





PARTICULARS OF SALE

Storm Porch

0.77m x 1.88m (2'6" x 6'2")

A convenient porchway accessed from the front garden via double doors.

Entrance Hallway

3.49m x 1.8m (11'6" x 5'11")

A light and airy hallway, providing access to Sitting Room and Dining Kitchen. Stairs lead to first floor accommodation and there is additional understairs storage.

Sitting Room

3.97m x 4.4m (13'0" x 14'5")

Filled with natural light from the window to the front elevation. Feature open fireplace. Glass double doors lead to the dining room.

Dining Room

4.82m x 3.15m (15'10" x 10'4")

A spacious and extended room with a large picture window and glazed door out to the rear garden.

Kitchen Diner

5.65m x 2.62m (18'6" x 8'7")

Offering a mix of base and wall units with contrasting worksurfaces. Tiling is to the splash areas, there are windows to the side and rear elevations and there is a glazed door leading to the rear lobby and ground floor W.C.

Rear Lobby

0.73m x 0.99m (2'5" x 3'2")

A lobby area leading from the kitchen diner and providing access to the side driveway and Ground Floor W.C. there is a high-security composite door to the driveway.

Ground Floor W.C

1.4m x 0.76m (4'7" x 2'6")

Laid to vinyl flooring, with a window to the side elevation, a central heating radiator and a close-coupled toilet.

Central Landing

2.53m x 0.92m (8'4" x 3'0")

Providing access to the three bedrooms and family bathroom. There is a window to side elevation and access to the boarded loft area.

Bedroom No. 1

3.09m x 3.8m (10'1" x 12'6")

A double bedroom to the front elevation benefitting from a range of fitted wardrobes and a large picture window and a BAXI air circulation vent.

Bedroom No. 2

3.64m x 3.76m (11'11" x 12'4")

A double bedroom to the rear elevation also benefitting from a full range of fitted wardrobes and a large window with views across the rear garden and a BAXI air circulation vent.



Bedroom No. 3

2.2m x 2.66m (7'2" x 8'8")

A spacious single bedroom to the front of the property, which could also be used as a home office or nursery. There is a window to the front elevation and a BAXI air circulation vent.

Bathroom

2.04m x 2.13m (6'8" x 7'0")

Benefitting from a full renovation and upgrade. Mainly-tiled with modern ceramic tiling and with full wet-room flooring. Configured to a wet-room arrangement comprising of an open-plan shower area with thermostatic mixer valve, a pedestal wash basin with Chrome mixer tap and close-coupled W.C. There is a mirrored vanity cupboard, central heating radiator, extraction and a BAXI air circulation vent.

Garage

5.81m x 3.15m (19'1" x 10'4")

Benefitting from a powered up and over door, side personnel door and window to side elevation.

Gardens

To the front of the property is a driveway providing off street parking, the front garden is laid to gravel and a low hedge. To the rear is a private garden that is mainly laid to lawn with shrubs and hedges to the side and rear perimeter. A path leads to a raised lawned area with a mature Apple tree and further mature planting.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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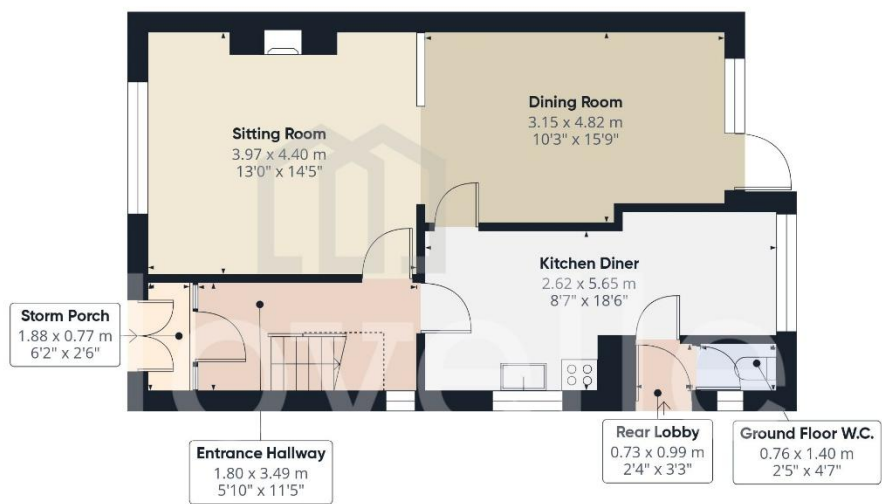
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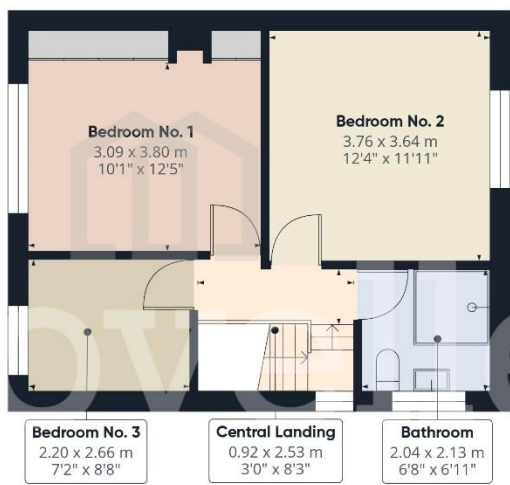
A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

97.1 m²

1045 ft²

Reduced headroom

1.2 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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