



## 51 Queen's Way, Cottingham, HU16 4EJ

**£249,500**

LOCATED WITHIN THE POPULAR AND VERY MUCH SOUGHT AFTER VILLAGE OF COTTINGHAM AND JUST A STROLL AWAY FROM ALL OF THE AMENITIES IN ITS CENTRE, THIS SPACIOUS SEMI DETACHED HOUSE REPRESENTS A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY.

The accommodation briefly comprises reception hall, lounge, dining room, fitted kitchen and wc to the ground floor, three bedrooms of good proportion and a further room currently dressed as a bedroom off bedroom two and there is a family shower room.

Having gas central heating to radiators and double glazing, the property is set in well manicured gardens with a private side driveway to a brick built garage with shed to the rear. Positioned with pedestrian access to excellent educational choices, early appointments to view this extended property are encouraged in order to appreciate the size available.

Reception Hall 14'7" x 5'10" (4.45 x 1.80)



Staircase off, window to the side aspect and a radiator.

Lounge 14'7" x 12'11" (4.45 x 3.95)



Window to the front aspect, feature brick fire place incorporating an electric fire, a radiator and glazed double doors and screens giving access to:

Dining Room 10'2" x 9'8" and 8'8" x 7'4" (3.10 x 2.95 and 2.65 x 2.25)



A spacious extended room with a radiator and French Doors giving access to the rear garden

Kitchen 9'8" x 8'8" and 8'2" x 6'2" (2.95 x 2.65 and 2.50 x 1.90)



Again, an extended room with range of fitted floor and wall units having contrasting preparation surfaces incorporating an inset one and a half bowl sink unit with mixer tap. Window to the rear and side aspects, plumbing for an automatic washing machine, partially tiled walls and a radiator.

WC

A low level unit accessible via a small rear porch

Landing

Window to the side aspect and loft access

Bedroom One 12'9" x 11'7" (3.90 x 3.55)



Window to the front aspect, a radiator and there is a range of attractive fitted wardrobes and drawer units.

## Bedroom Two 12'3" x 11'9" (3.75 x 3.60)



Window to the rear aspect, a radiator and fitted wardrobes, overhead cupboards, dressing table unit and drawers. A sliding door gives access to:

## Dressing Room/Bedroom Four 9'4" x 7'6" (2.85 x 2.30)



Currently dressed as a bedroom, there is a window to the rear aspect, a radiator, fitted wardrobe and an overhead cupboard.

## Bedroom Three 8'8" x 7'2" (2.65 x 2.20)



Window to the front aspect, a radiator, fitted wardrobes and a drawer unit.

## Shower Room



A plumbed shower unit within a corner independent enclosure, wash hand basin with a pedestal and a low level wc.

## Gardens



To the front of the property is a garden laid to lawn with flower borders and to the rear a garden again, laid mainly to lawn with well established flower beds and a brick block paved patio area.

## Garage

Brick built with up and over vehicular door plus shed to the rear, accessible via a brick block paved driveway.

## EPC Rating

The EPC Rating is D

## Tenure

The tenureship is Freehold

## Council Tax

Local Authority - East Riding Of Yorkshire  
Band - C

## Agent Note

Please note, the completion of the sale of this property will be subject to probate.

## Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in

connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

**Agents Notes:**

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

**Material Information:**

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -No

Mobile Coverage/Signal - EE Vodafone Three O2

Broadband - Basic 7 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

**Whitakers Estate Agent Declaration:**

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

## Floor Plan

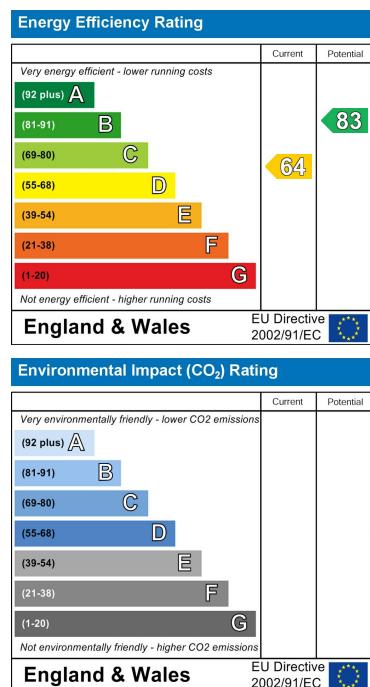


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.