



17 Beck Bank

Cottingham

HU16 4LH

£197,950

NO CHAIN INVOLVED! We have pleasure in offering to the market this 3 Bedroom middle house providing well-presented and cared-for accommodation and in "ready-to-move-into" condition. The property which benefits from gas central heating and uPVC double glazing, briefly includes; Entrance Hall, Lounge, fitted Dining Kitchen with integrated oven and hob and on the first floor, 3 Bedrooms and Bathroom/WC. There is a lovely view from bedroom 2 and 3 of St Mary's Church. Outside there is a forecourt garden and decent garden to the rear. Viewing is highly recommended.



Property Features

- Delightful Middle House
- 3 Bedrooms
- Fitted Kitchen with Oven and Hob
- Gas Central Heating
- uPVC Double Glazing
- Very Well-Presented
- Ideal Location Central to Cottingham
- No Chain Involved

Full Description

LOCATION

The property is situated in this very popular area close to Cottingham centre itself which boasts many facilities including an excellent range of shops, highly regarded schools and public transport and good travelling distance for Hull and the Humber Bridge. Cottingham train station is a short walk, allowing you to reach Hull or Beverley in around 10 mins via train.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a half glazed entry door having motif, staircase leading to the first floor, cornice to the ceiling, tiled flooring.

LOUNGE

13' 6" x 12' 2" (4.11m x 3.71m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, TV point, cornice to the ceiling, double and single central heating radiators, original parquet flooring.

FITTED DINING KITCHEN

16' 11" x 8' 3" (5.16m x 2.51m)

With a stainless steel single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, built-in under-oven, four ring gas hob, wooden flooring, plumbing for automatic washing machine, plumbing for dishwasher, uPVC double glazed window which overlooks the rear, half uPVC double glazed door which leads to the rear garden, double central heating radiator, extractor/cooker hood, understairs cupboard, cornice to the ceiling.

FIRST FLOOR

LANDING

With access to the roof void area, cornice to the ceiling.

BEDROOM 1

13' 8" x 11' 1" (4.17m x 3.38m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, fireplace, cornice to the ceiling, double central heating radiator.

BEDROOM 2

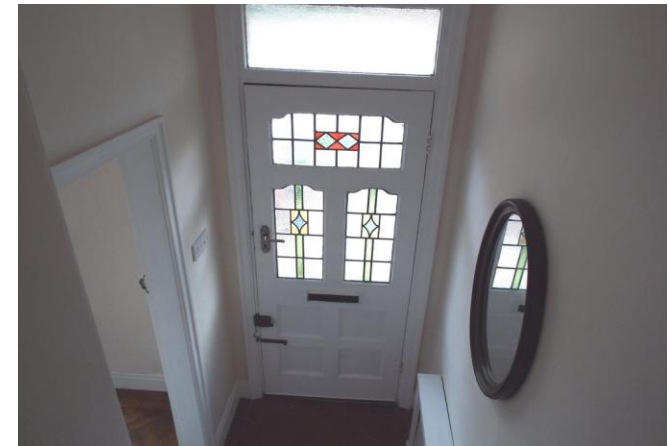
11' 2" x 8' 0" (3.4m x 2.44m)

With uPVC double glazed window which overlooks the rear, fitted cupboard, cornice to the ceiling, laminate flooring.

BEDROOM 3

8' 2" x 7' 5" (2.49m x 2.26m)

With uPVC double glazed window which overlooks the rear, single



Full Description

central heating radiator, cornice to the ceiling, laminate flooring.

BATHROOM

5' 10" x 5' 2" (1.78m x 1.57m)

With a panelled bath having mixer tap and separate shower over with screen, pedestal wash hand basin with mixer tap, low level WC, tiled areas, uPVC obscured double glazed window which overlooks the front, laminate flooring.

OUTSIDE

To the front of the property, there is a gravelled forecourt garden which is low-maintenance having brick-walling and wrought-iron fencing to the perimeters with path. To the rear, there is pleasant garden with fencing on the perimeters, paved area, and useful storage shed.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable,

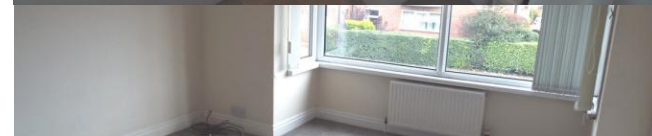
if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

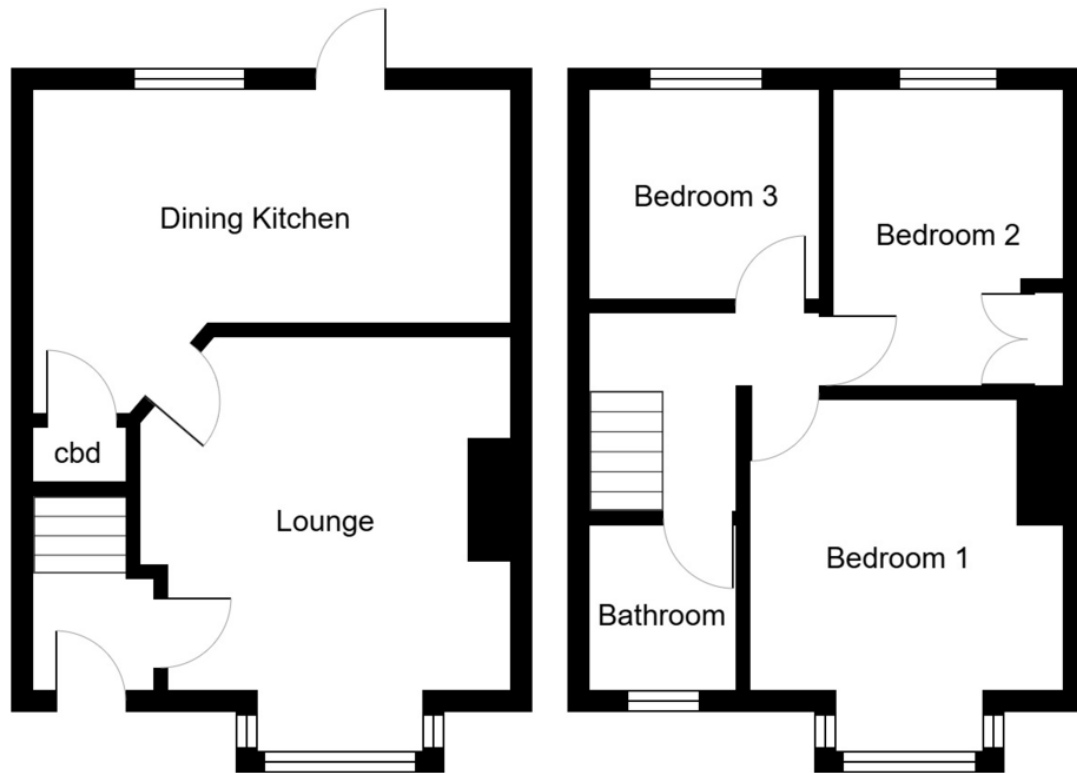
Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





DRAFT FLOOR PLAN ONLY - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

www.neilkayes.co.uk
info@neilkayes.co.uk
01482 472900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements