



Queens Way, Cottingham HU16 4EJ

Welcome to

Queens Way, Cottingham

Stunning Bungalow In Cottingham with - Entrance Hall, Lounge, Fitted Kitchen, Family Bathroom, 2 Bedrooms, Gardens & Off Street Parking! Call us now and book your viewing!



Entrance Hall

With double glazed door to the front, radiator, loft access and storage cupboard housing central heating boiler.

Lounge

With double glazed windows to the front and side, electric fire with marble effect surround, television point and radiator.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, radiator, integrated fridge freezer, integrated washing machine, double glazed window to the side and double glazed french style doors leading to the Rear Garden.

Bedroom 1

With double glazed window to the front, radiator and fitted wardrobes and dresser.

Bedroom 2

With radiator and double glazed french style doors leading to the Rear Garden.

Bathroom

Bathroom with bath, shower cubicle, low level wc, vanity wash hand basin, extractor fan, radiator and double glazed window to the rear.

Outside

Front Garden

With wall, paved area, side access gate and wrought iron gates leading to the driveway providing off street parking.

Rear Garden

With lawned area, decking area, paved patio area, borders housing plants and shrubs, fencing and shed.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Queens Way, Cottingham

- Beautifully Presented Throughout!
- Semi-Detached Bungalow In Cottingham
- 2 Bedrooms
- Off Street Parking
- Extremely Popular Residential Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY111397](https://www.williamhbrown.co.uk/Property/WBY111397)



Property Ref:
WBY111397 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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