Quick & Clarke

PROPERTY SPECIALISTS

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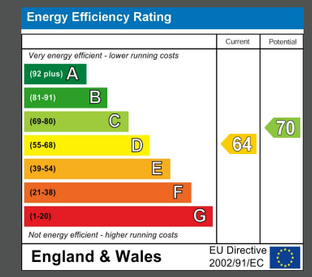


New Cottage Grimston, HU11 4QE

Offers in the region of £315,000

- Beautifully Appointed Home
- Three Reception Rooms
- Three Bedrooms
- Attractive Gardens
- Garage
- Modern Cottage Style House
- Master Bedroom with En-Suite
- Delightful Rural Setting
- South Facing to Rear
- Energy Rating - D

LOCATION
This property is located within a small attractive rural hamlet known as Grimston which lies about 3.5 miles by road to the south of Aldbrough, close to the East Yorkshire coast. The property enjoys a tucked-away location yet lies within easy access of the city Hull which is about 14 miles away by road.

ACCOMMODATION
The accommodation has oil fired central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE PORCH
With UPVC front entrance door, engineered oak flooring and open archway to:

HALLWAY
7'10" x 10'5"
With a spindled staircase leading off, engineered oak flooring, built in cloaks cupboard, downlighting to the ceiling and one central heating radiator.

LOUNGE
10'5" x 17'10"
With a multi-fuel stove set in a chimney recess with hearth, engineered oak flooring, one central heating radiator and open square arch to:

CONSERVATORY
9'3" x 9'4"
With engineered oak flooring, windows overlooking the rear garden and double French doors to the patio, a pitched glass roof and one central heating radiator.

DINING ROOM
9'6" x 10'6"
With engineered oak flooring and one central heating radiator.

KITCHEN
16' net of fitted cuopboards x 6'9"
With a good range of modern recently renewed fitted base and wall units incorporating Quartz worksurfaces with an inset ceramic sink, a Range style cooker with ceramic hob and cooker hood over, space for a dishwasher and plumbing for an automatic washing machine, a floor mounted central heating boiler, full height cupboards with space for an American fridge freezer, laminate flooring, double French doors to the rear garden and a column radiator.

FIRST FLOOR

SPACIOUS LANDING
With a useful study area which is part galleried and incorporates downlighting to the ceiling and there is a built cylinder/airing cupboard.

MASTER BEDROOM
10'7" x 11'10"
With fitted wardrobes incorporating full height sliding fronts and central mirror with shelves and hanging rails, one central heating radiator and doorway to:

EN-SUITE BATHROOM
10'6" x 5'7"
With a modern suite comprising of a panelled bath, an independent corner shower cubicle, vanity unit housing the wash hand basin, half height tiling to the walls, low level W.C. and a ladder towel radiator.

BEDROOM 2
9'6" x 7'2"
With fitted wardrobes and one central heating radiator.

BEDROOM 3
9'6" x 6'11"
With fitted wardrobes and one central heating radiator.

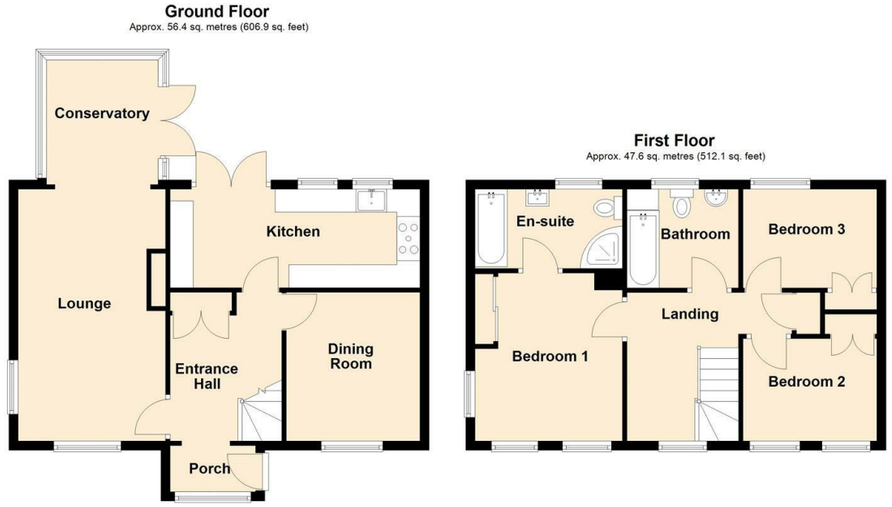
BATHROOM/W.C.
7'9" x 6'10"
With a modern suite comprising of a panelled bath with electric instant shower and screen above, vanity unit housing the wash hand basin, low level W.C., part tiling to the walls and a ladder style towel warmer.

OUTSIDE
The property fronts onto an attractive foregarden with raised beds and there is a gravelled side drive which leads to a single detached garage with up and over main door, side personal door, power and light laid on.

To the rear is a particularly attractive garden which enjoys a Southerly aspect and a great deal of seclusion with a large paved patio and a covered pergola which incorporates an excellent seating area with a pizza oven and a brick fireplace which forms a particularly attractive feature of the garden. Beyond this is a central lawn with mature, well stocked borders. An an oil tank is located to the rear of the garage, there is a fenced dog kennel, external lighting and an outside cold water tap.

TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND
The council tax band for this property is band is C.



Total area: approx. 104.0 sq. metres (1119.0 sq. feet)