

131 King Street  
 Cottingham  
 East Riding of Yorkshire  
 HU16 5QQ  
 01482 844444  
 cottingham@qandc.net

10 Bromby Close, Cottingham, HU16 5DF  
 Guide Price £455,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metrepro CS2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Superb flexibility - four beds plus first floor study
- Open plan living dining kitchen
- Immaculately presented throughout
- Attractive corner plot position
- Double garage & parking
- Two reception rooms plus living dining kitchen
- Council Tax Band: F
- EPC Rating: B

An immaculately presented and beautifully appointed contemporary house, positioned perfectly on a superb corner plot with southerly facing garden. This residence is meticulously laid out to offer both expansive social spaces and flexible private accommodation.

The impressive ground floor features a large living room, a dedicated snug, and an outstanding open-plan living dining kitchen, creating a seamless flow ideal for both daily life and sophisticated entertaining.

Upstairs, the property provides remarkable versatility with four well-proportioned bedrooms and an essential separate study on the first floor, catering effortlessly to modern family and remote working demands.

A significant asset to the property is the double garage, which has been partially converted into a home gym, and offers flexibility of usage for the new owner. Furthermore, the exterior provides ample off-street parking and a desirable southerly facing garden for optimal outdoor enjoyment.

Presented in faultless condition throughout, this property demands inspection to fully appreciate the quality, flexibility, and lifestyle offered. Viewing is highly recommended.

#### LOCATION

The property is located on the corner of Bromby Close and Taylor Avenue on this popular development on the south west side of Cottingham close to Castle Hill Hospital. In an ideal position to access the major road network the property also has ease of access to Cottingham's broad array of amenities.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

12'6" x 10'5"  
Modern composite front door with obscured glass panels and matching windows to either side. Large scale porcelain tiled floor which flows throughout much of the ground floor accommodation. Stairs to the first floor with galleried landing above. Cupboard under stairs.

##### LIVING ROOM

23'3" x 12'10"  
A very well proportioned living room which is dual aspect having French doors onto the southerly facing garden and two windows with attractive modern shutters to the front elevation. Built-in media wall has mounting for television with hidden storage behind. Double doors provide access from the entrance hall with further door opening into the living dining kitchen.

##### SNUG / SITTING ROOM

12'11" x 8'6"  
A further well proportioned reception room with two windows to the front elevation with modern fitted shutters.

##### LIVING DINING KITCHEN

23'11" x 14'3" maximum dimensions  
A superb room L-shaped room which overlooks the rear garden. Light and bright and with French doors that open onto the southerly facing garden there are two further windows with modern shutters in the kitchen area. With a generous range of wall and base storage units with gloss white fronts and quartz work surfaces, four ring stainless steel gas hob with extractor over and inset one and a half bowl stainless steel sink. Integrated oven and grill, fridge freezer and dishwasher. Porcelain tiled floor.

##### UTILITY ROOM

9'8" x 5'5"  
Wall and base storage units to match those in the kitchen. Stainless steel sink. Cupboard concealing the modern gas boiler. Space and plumbing for washing machine and tumble dryer. Door onto the driveway.

##### CLOAKROOM

5'6" x 2'10"  
Two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin.

##### FIRST FLOOR

##### LANDING

Galleried landing with storage cupboard.

##### BEDROOM 1

13'3" x 12'1"  
Two windows to front elevation with modern shutters.

##### EN-SUITE BATHROOM

9'7" x 5'7"  
Four piece sanitary suite comprising pedestal hand wash basin, close coupled w.c., panelled bath and corner shower enclosure. Chrome heated towel rail. Porcelain tiled floor.

##### BEDROOM 2

12'11" x 12'0"  
Two windows to front elevation with modern fitted shutters. One part-panelled wall.

##### BEDROOM 3

12'11" x 10'10"  
Window to rear elevation with modern fitted shutters. Fitted wardrobe.

##### BEDROOM 4

10'9" x 9'10"  
Window to the rear elevation with modern fitted shutters.

##### BEDROOM 5 / STUDY

9'8" x 7'0"  
Window to rear elevation with modern fitted shutters.

##### BATHROOM

10'10" x 5'8"  
Window to front elevation. Four piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, panelled bath and corner shower enclosure. Chrome heated towel radiator.

##### OUTSIDE

The property is situated on a corner plot position and enjoys a southerly aspect to the rear.

To the front there is a small area of open plan lawn and to the side of the property a double brick sett driveway which leads up to the double garage.

The rear garden has an attractive southerly aspect and is largely lawned and has been landscaped with the addition of a porcelain seating area with further raised decking area and pergola.

##### DOUBLE GARAGE

Double vehicular doors. Supplied with light and power. Partially converted to create a gym, there are French doors opening onto the sun terrace of the rear garden.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

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

##### VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email [cottingham@qandc.net](mailto:cottingham@qandc.net)

