



QUICK & CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk



51 Burton Road, Cottingham HU16 5DZ
Guide Price £295,000

- No onward chain
- Fully remodelled and renovated
- Brand new kitchen, utility and modern bathroom
- Ground floor bedroom with en-suite shower
- Open plan living dining kitchen
- Off-street parking and garage
- Recently re-roofed
- EPC rating: C
- Council tax band D

Immaculately presented and having been remodelled, extended and renovated in the recent past, this attractive light and bright property is sure to impress.

Benefiting from open plan living dining kitchen with a brand new kitchen and utility, the property also has the benefit of a ground floor bedroom with en-suite facilities. Having the flexibility of two reception rooms and a further three bedrooms to the first floor along with a house bathroom, the property is offered to the market with no onward chain.

With off-street parking, a garage and a south westerly facing garden, viewing is highly recommended.

LOCATION

The property is located off Burton Road which forms a crescent linking Southwood Road with The Parkway on the south side of Cottingham. Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL & SNUG

A remodelled entrance hall which is largely open plan and lends itself to a variety of uses, accessed through a uPVC glass panelled front door with round window to one side. Stairs lead to the first floor accommodation with storage cupboard under and there is a further shelved out cupboard also with window in the snug.

KITCHEN

19'11 x 12'3 (6.07m x 3.73m)
A brand new kitchen with a four ring gas hob with extractor over and stainless steel splashback, matching sink. Integrated oven. Open plan into:

LIVING AREA

12'2 x 8'11 (3.71m x 2.72m)
Facing onto the garden and bowed window to the rear elevation.

UTILITY ROOM

8'5 x 7'5 (2.57m x 2.26m)
Brand new units to match the kitchen and upvc window and door providing access to the rear garden.

STUDY

6'10 x 7'9 (2.08m x 2.36m)
Window to the front elevation, further circular window to the side elevation and uPVC glass panelled door opening out onto the side of the property.

CLOAKS

6'1 x 2'10 (1.85m x 0.86m)
Two piece suite comprising low level WC and vanity wash basin, window to the front elevation.

BEDROOM 4

12'10 x 7'11 (3.91m x 2.41m)
A ground floor bedroom with window to the side elevation. Built-in shower enclosure and hand basin.

FIRST FLOOR LANDING

Two cupboards, one housing the modern Worcester Bosch boiler.

BEDROOM 1

11'7 x 11'1 (3.53m x 3.38m)
Window to the rear elevation providing views to the south and built-in wardrobes.

BEDROOM 2

11' x 8'4 (3.35m x 2.54m)
Built-in wardrobes and window to the front elevation.

BEDROOM 3

11'1 x 7'3 (3.38m x 2.21m)
Built-in wardrobes, window to the rear elevation.

BATHROOM

8'1 x 5'6 (2.46m x 1.68m)
Three piece suite comprising low level WC, vanity wash basin and bath, window to the front elevation and cupboard over the stairs.

OUTSIDE

The property is set behind wrought iron railings with a tarmac driveway to the front which provides ample parking for a number of cars.

Timber gates provide access to either side of the property into the rear garden. Ideally south westerly facing, the garden is largely lawned with a seating area having been laid under slate chippings. To the side of the house is a further flagged area which could be used for growing vegetables etc and a shed for storage.

GARAGE

19' x 8'2 (5.79m x 2.49m)
Up & over door, side courtesy door and window, supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system. Further the flat roof above the living and utility room has very recently been reroofed and had upgraded insulation installed.

DOUBLE GLAZING

The property benefits from uPVC double glazing.



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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 contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaspix C0205