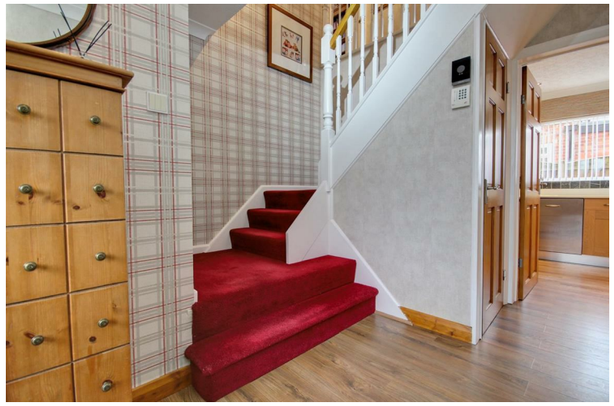
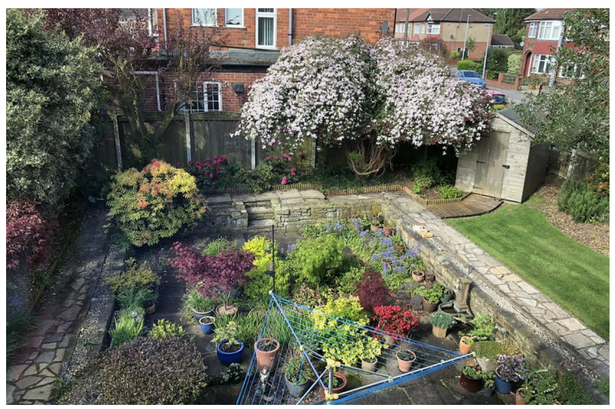




Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

1A St. Marys Avenue, Cottingham HU5 4TB

£325,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Viewing is an absolute must!
- Detached house - Excellent school catchment
- Bespoke dining kitchen
- Lounge with feature fireplace
- Four good sized bedrooms
- Two bathrooms and WC
- Beautifully styled throughout
- South facing garden
- Driveway and garage
- EPC: D

Located on the corner of Bricknell Avenue and St Mary's Avenue within the Cottingham boundary, we are delighted to bring to the market this meticulously presented and deceptively spacious DETACHED family home. Enjoying uPVC double glazing and gas central heating, the property boasts in excess of 1,600 square feet of versatile, spacious, family friendly accommodation. The property has a welcoming entrancing hallway which has WC off, spacious lounge with dual aspect and modern fireplace, bespoke dining kitchen with range cooker and built-in dishwasher, patio doors opening out into the rear garden and a utility room. To the first floor there are four good sized bedrooms, two of which have walk-in wardrobes, the principal bedroom has an en-suite shower room, and modern house bathroom. There is an extensive driveway at the property which provides ample off street parking and leads to the large integral garage, and a stunning south facing garden providing great outdoor space. This key turn property awaits its new owners to fully embrace family living at its absolute best.

LOCATION

Located on the corner of Bricknell Avenue and St Mary's Avenue within the Cottingham boundary, the property can be accessed from Hull Road and lies within ease of reach of the facilities that Bricknell Avenue has to offer, only a short drive to the cosmopolitan Avenues area and the village centre. Cottingham lays claim to the title of England’s largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A wooden door with glazed inserts leads into the welcoming entrance hallway, having staircase with spindle balustrade leading to the first floor accommodation with galleried landing, attractive wood laminate flooring and access to the understairs storage cupboard.

DOWNSTAIRS WC

uPVC double glazed window to the front elevation, modern two piece suite in white enjoys pedestal wash hand basin and low level WC.

LOUNGE

17'3 x 12'6 max (5.26m x 3.81m max)
(17'3 x 12'6 decreasing to 10'9) uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed window to the side overlooking the south facing garden. Beautiful limestone fireplace incorporating living flame gas fire, TV aerial point and double doors leading to the dining kitchen.

DINING KITCHEN

33'5 x 8'9 (10.19m x 2.67m)
uPVC double glazed window and door to the rear elevation, uPVC double glazed French doors opening out into the south facing garden. To the kitchen area there is an extensive range of light oak shaker style base and wall units with attractive brushed steel kickboards with fan heater. Space for fridge freezer, brushed steel integrated dishwasher, range cooker with oversized extractor. Breakfast bar built into the peninsular unit which divides the kitchen from the dining area and glass display cabinets. All beautifully finished off with wood laminate flooring flowing throughout the full area.

UTILITY ROOM

8'6 x 5'8 (2.59m x 1.73m)
uPVC double glazed window to the front elevation. Fitted base and wall units, space and plumbing for washing machine, space for tumble drier.

FIRST FLOOR

LANDING

Spacious galleried landing with access to loft.

BEDROOM 1

13'4 x 10'7 (4.06m x 3.23m)
uPVC double glazed window to the south elevation, door into en-suite.

EN-SUITE

5'6 x 3'9 (1.68m x 1.14m)
Walk-in shower cubicle, pedestal wash hand basin, beautifully tiled and with extractor.

BEDROOM 2 / GUEST ROOM

17'4 max x 18'2 max (5.28m max x 5.54m max)
(17'4 decreasing to 13'4 x 18'2 max) A bright and airy room with uPVC double glazed windows to the side and front elevation. This room is so versatile and is currently used as an office and additional sitting room, superb if you're working from home, however could easily make a guest bedroom or teenager bedroom. It has a superb walk-in wardrobe which has shelving, rails and provides great storage, along with double fitted sliderobes with mirror fronts and part laminate flooring to the office area.

BEDROOM 3

14' x 10'9 (4.27m x 3.28m)
uPVC double glazed window to the front elevation, fitted wardrobe providing hanging and storage facilities.

BEDROOM 4

11'7 x 7'5 (3.53m x 2.26m)
uPVC double glazed window to the front elevation, fitted wardrobe with shelving, walk-in wardrobe with hanging space.

BATHROOM

9'4 x 5'6 (2.84m x 1.68m)
uPVC double glazed window to the rear elevation. Superb three piece suite in white enjoys P-shaped bath with shower over and shower screen, pedestal wash hand basin and low level WC. Beautifully finished with tiling to wet areas and towel radiator.

OUTSIDE

A dwarf wall encases the property with dual access to the driveway which provides off street parking for several vehicles and leads to the integral garage.

INTEGRAL GARAGE

18' x 11'2 (5.49m x 3.40m)
Roller shutter door, power and light, personnel door leading into the utility room. Within the garage is the Worcester Bosch boiler which has a blue tooth control panel accessed from the entrance hall.

REAR GARDEN

The rear garden is beautifully tended and designed for ease of maintenance, with planted areas, stocked borders, and offering a relatively good degree of privacy.

SERVICES

All mains services are available or connected to the property.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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.

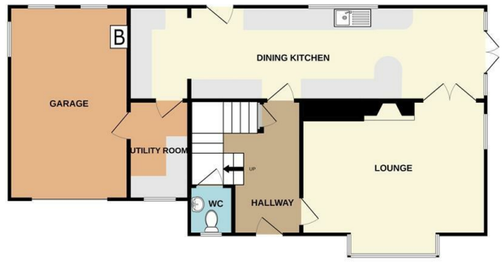
FINANCIAL SERVICES

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR

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.
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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.