



QUICK&CLARKE
The Property Specialists

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Kirk House, 179 Finkle Street, Cottingham HU16 4AU
£360,000

- Well maintained and immaculately presented
- Southerly facing garden
- Off-street parking & double garage
- No forward chain
- Modern kitchen & bathroom
- Light, bright & homely
- Close to the centre of the village
- EPC: E

THE PROPERTY

Fabulous, deceptively generously sized and well maintained detached house situated on a superb corner plot and benefitting from a Southerly facing garden. The property is in an enviable position convenient for the amenities of Cottingham and has an attractive layout. Benefitting from a modern kitchen and recently fitted bathroom, the house also has off-street parking and double garage. With a principal bedroom having en-suite shower room, the property offers four bedrooms and two reception rooms giving a flexibility of layout. Offered with no forward chain.

LOCATION

The property is located on the junction of Finkle Street and Kirk Croft, in this convenient position just to the East of the centre of Cottingham. Finkle Street runs directly into Cottingham and as such the property is well placed for accessing all the amenities in this sought after area.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with stained glass panel and inset mat well. A door leads through to a downstairs w.c.

W.C.

Two piece sanitary suite comprising low level w.c. and pedestal hand wash basin, partially tiled walls and window to the front elevation.

LIVING ROOM

17'10" x 13' (5.44m x 3.96m)
A very well proportioned room, the focal point being a carved wood fireplace with marble hearth and back housing a gas living flame fire, two windows to the front elevation, large storage cupboard under the stairs and a control pad for the alarm.

DINING ROOM/SITTING ROOM

12'2" x 12'1" (3.71m x 3.68m)
Lying adjacent to the kitchen and offering flexibility of use and with a Southerly aspect to the rear. A carved wooden fireplace houses a gas living flame fire. A door leads through into the lobby with stairs leading up to the first floor accommodation.

BREAKFAST KITCHEN

12'1" x 11';11" (3.68m x 3.35m;3.35m)
Offering a good range of wall and base storage units with white front, contrasting laminate work surfaces and ceramic tiled splashback, porcelain sink and drainer, recently fitted and not used Bosch induction hob and Bosch oven, space and plumbing for washing machine, dishwasher, fridge and freezer, window overlooking the rear garden.

FIRST FLOOR

LANDING

Wide and welcoming landing with airing cupboard to one side housing the Ideal Standard Vogue boiler, further built-in cupboards and shelving.

PRINCIPAL BEDROOM

15' maximum x 11'10" (4.57m maximum x 3.61m)
A range of fitted wardrobes including bedside units and drawers. Two windows to the front elevation.

EN-SUITE SHOWER ROOM

Double shower enclosure, pedestal hand wash basin, low level w.c., dressing table, tiled splashbacks and two windows to the rear elevation.

BEDROOM 2

12'1" x 10'8" (3.68m x 3.25m)
A range of built-in cupboards and a window to the rear elevation.

BEDROOM 3

12'1" x 10'2" (3.68m x 3.10m)
Built-in wardrobes, bedside units and a window to the rear elevation.

BEDROOM 4

10'8" maximum x 9'1" (3.25m maximum x 2.77m)
Window to the front elevation.

BATHROOM

8'7" x 6'11" (2.62m x 2.11m)
Recently fitted with level access walk-in shower, vanity hand wash basin, close coupled w.c., partially tiled walls and window to the front elevation.

OUTSIDE

The property occupies a corner plot position with a flagged parking area adjacent to the front of the doube garage.

DOUBLE GARAGE

18'7" x 15'2" (5.66m x 4.62m)
Electric up-and-over door and supplied with light and power. A timber glass panelled door leads through to the Southerly facing garden.

REAR GARDEN

A well maintained Southerly facing garden with a central lawn, raised vegetable box and flower borders. Partially walled and with a fence to one side to give a good level of privacy. A side garden skirts Kirk Croft.

A timber gate provides access to the side garden which is open plan and largely lawned with an ornamental tree.

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 to be Freehold (to 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.



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.