Quick & Clarke

PROPERTY SPECIALISTS

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15 Overland Road, Cottingham HU16 4PY

£310,000

Beverley | Cottingham | Hornsea | Willerby

- Two receptions
- Modern kitchen with range cooker
- Two spacious reception rooms & three Bedrooms
- Walk-in wardrobe
- Attractive private gardens
- Single garage and parking
- Popular Cottingham location
- Extended over 1100 sq ft
- Gas central heating & uPVC double glazing
- EPC: D Council Tax: D

Occupying one of Cottingham's most popular locations, Overland Road presents a splendid opportunity to acquire a semi-detached house that has been thoughtfully extended to offer over 1100 square feet of versatile living space, perfect for family life. This charming residence boasts a welcoming entrance hallway, complete with a convenient WC, leading into a spacious sitting room adorned with a delightful walk-in bay window that invites natural light.

At the rear, the living/dining room provides an ideal setting for entertaining, featuring patio door that opens onto the garden, seamlessly blending indoor and outdoor living. The modern kitchen, extending over 21 feet, is equipped with a range cooker, making it a delightful space for culinary enthusiasts.

Ascending to the first floor, one will find a generous landing that leads to three well-proportioned bedrooms, two of which come with fitted wardrobes, ensuring ample storage. The modern house bathroom separate WC and walk-in wardrobe add to the practicality of this family home.

The attractive gardens offer a private outdoor sanctuary, perfect for relaxation and al fresco dining. Additionally, the property benefits from side parking and a single garage, providing convenience for residents.

This exceptional home is situated in one of Cottingham's most sought-after areas and is ready to welcome its new owners. An early viewing is highly recommended to fully appreciate the charm and potential this property has to offer.

LOCATION

Overland Road is located off Hull Road in Cottingham within ease of reach of the village centre.

Cottingham is listed as one of the UK's largest villages 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

16'6" x 5'7" (5.03m x 1.70m)
A uPVC door with glazed inserts leads into the entrance hallway having staircase with oak balustrade leading to the first floor accommodation. uPVC double glazed picture window to the side elevation, dado rail, access to understairs storage cupboard and WC.

W.C.

Modern two piece suite in white enjoying low level w.c. and pedestal wash hand basin.

SITTING ROOM

16'3" into bay x 11'0" (4.95m into bay x 3.35m)
uPVC double glazed walk-in bay window to the front elevation. Granite fire surround with back and hearth housing living flame electric fire. Picture rail and superb deep skirting boards.

LIVING DINING ROOM

24'6" x 10'9" decreasing to 8'4" (7.47m x 3.28m decreasing to 2.54m)
With uPVC double glazed patio door and full height side windows opening out into the rear garden and two Velux roof windows create superb light flow. Beautiful deep skirting boards with picture rail and moulded coving. Granite fire surround with living flame gas fire and TV aerial point.

KITCHEN

21'3" x 7'3" maximum (6.48m x 2.21m maximum)
uPVC double glazed windows to both the rear and side elevations and uPVC door to garden. Superb modern cashmere finished Shaker style base and wall units with wood effect work surfaces and tiled splashbacks. Stainless steel range cooker with oversize extractor, breakfast bar, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer and stainless steel one and a quarter bowl sink unit with drainer and mixer tap all beautifully finished with vinyl flooring.

FIRST FLOOR

LANDING

With uPVC double glazed window to the side elevation and access to loft.

BEDROOM 1

16'8" into bay x 9'0" to wardrobes (5.08m into bay x 2.74m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation. Fitted bedroom furniture including wardrobes, drawers, storage cupboard, bedside units and bedhead with matching freestanding dressing table.

BEDROOM 2

10'9" into bay x 9'5" (3.28m into bay x 2.87m)
With uPVC double glazed window to the rear elevation. Modern fitted bedroom furniture enjoying drawers, dressing table and shelving units and fitted mirrored fronted slide robes providing hanging and storage facilities.

BEDROOM 3

11'8" into bay decreasing to 8'8" x 7'3" (3.56m into bay decreasing to 2.64m x 2.21m)
uPVC double glazed walk-in bay window to the rear elevation.

BATHROOM

5'10" x 5'3" (1.78m x 1.60m)
With uPVC double glazed oriel bay window to the side elevation. Modern two piece suite in white enjoys wash hand basin set in attractive vanity unit with drawers and storage and panelled bath with electric shower over bath. Fully tiled walls with beautiful mosaic border tiling and extractor.

SEPARATE W.C.

uPVC double glazed window to the side elevation and low level w.c.

OUTSIDE

To the front of the property there is a private driveway with ranch style fencing to the front and side with gravelled further parking directly in front of the property. Gated entry leads down the driveway to the garage.

The rear garden is beautifully tended and offers a very good degree of privacy with patio area leading down to a lawned garden with established well maintained and stocked borders with an array of shrubbery and plants. There is also a timber shed.

SINGLE GARAGE

With up and over door power and light.

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

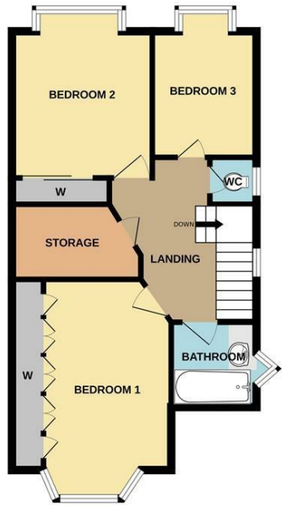
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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

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.