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

QUICK & CLARKE
The Property Specialists

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14 Windsor Close, Cottingham HU16 5AY

Price guide £295,000

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- Traditional semi-detached family home
- Prime plot and in cul-de-sac setting
- Two spacious receptions
- Kitchen
- Lobby and downstairs WC
- Three good size bedrooms
- First floor bathroom
- Large plot and gardens
- Driveway and garage
- EPC: awaited

Located at the head of this highly regarded cul-de-sac and occupying a superb plot we are delighted to present to the market this lovely spacious bay fronted semi detached family house. Enjoying majority uPVC double glazing and gas central heating the property benefits from accommodation in excess of 1,000 square feet. Entrance hallway, two good size reception rooms, kitchen, lobby and WC, and to the first floor the landing leads to THREE good size bedrooms (two of which are fitted) and a house bathroom. The gardens are beautifully tended with a side driveway and double wooden gates providing ample off street parking and leading down to the detached garage. Now awaiting its new family to enjoy the space, surrounding area and location - a viewing is a must!

LOCATION

Located off Link Road positioned in a small cul-de-sac which can be accessed from Oakdene on the outskirts of Cottingham. 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 PORCH

Double uPVC doors with glazed inserts lead into the entrance porch with a door leading into the entrance hallway.

ENTRANCE HALLWAY

Having staircase leading to the first floor accommodation and door into the lounge. Access to the under stairs cupboard which houses the utility meters.

LOUNGE

15'11 into bay x 13'5 (4.85m into bay x 4.09m)
uPVC double glazed walk-in bay window to the front elevation, coving to ceiling and picture rail. Attractive granite fireplace incorporating a living flame gas fire, and TV aerial point.

DINING ROOM

10'5 x 9'6 (3.18m x 2.90m)
With opening to the rear sitting room.

SITTING ROOM

9'2 x 7'8 (2.79m x 2.34m)
Sliding patio doors enjoying splendid views over the rear garden, and TV aerial point.

KITCHEN

9'6 x 8'10 (2.90m x 2.69m)
uPVC double glazed window to the side elevation and door to the dining room and the rear sitting room. An extensive range of traditional base and wall units in an oak finish with contrasting worksurfaces and coordinated tiled splashbacks. Space and provision for double oven, space and plumbing for washing machine, dishwasher, stainless steel sink unit with drainer and mixer tap. Tile effect wood laminate flooring flowing throughout. Opening to an additional kitchen area.

ADDITIONAL KITCHEN AREA

7'9 x 6'6 (2.36m x 1.98m)
with space for fridge freezer and uPVC double glazed window to the rear elevation.

REAR LOBBY

With uPVC door leading into the side driveway and access to the downstairs WC.

DOWNSTAIRS WC

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

FIRST FLOOR

LANDING

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

BEDROOM 1

14'1 max x 10'2 to wardrobes (4.29m max x 3.10m to wardrobes) (14'1 into bay decreasing to 12'5 x 10'2 to wardrobes) uPVC double glazed walk-in bay window to the front elevation, full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

11'8 x 9'8 to wardrobes (3.56m x 2.95m to wardrobes)
uPVC double glazed window to the rear elevation, full wall of mirrored sliderobes providing hanging and storage facilities.

BEDROOM 3

8'8 x 7'6 (2.64m x 2.29m)
uPVC double glazed window to the front elevation.

BATHROOM

6'10 x 6'10 (2.08m x 2.08m)
uPVC double glazed window to the side elevation. Three piece suite in white has low level WC, pedestal wash hand basin and panelled bath with shower over, with fully tiled walls to complement.

EXTERNAL

To the front of the property there is a meticulously lawned garden with a hedged boundary. A private block sett driveway extends to the side of the property with entry via double timber gates, and leads down to further extensive parking and to the garage.

There is an extensive block sett patio area which leads on from the driveway providing outdoor seating space and leading onto a meticulously lawned garden with an array of shrubbery and plants. The rear garden offers a good degree of privacy.

DETACHED GARAGE

A detached garage with up & over door, power and light.

SERVICES

All mains services are available or connected to the property. The gas central heating boiler was installed 5/6 years ago.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from majority uPVC Double Glazing.

TENURE

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

COUNCIL TAX

We believe the Council Tax Band for this property is Band D.

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

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.
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