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

QUICK&CLARKE
The Property Specialists

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The Bolton Thwaite Street, Cottingham HU16 4QT

Prices from £230,000

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- Contemporary living at its very best!
- Open plan ground floor living accommodation
- Security alarms to all plots!
- 3 DOUBLE bedrooms
- Superb modern bathroom, downstairs WC & Ensuite
- Electric gates providing secure parking
- Key coded access to the development
- Low maintenance courtyard gardens
- Superb property to lock up and go!
- Suits all buyers from retired, investors, families to those looking for superb low maintenance living!

THE PROPERTY

The very essence of contemporary living, a superb modern design that makes the very best of the available light, with a stunning open plan ground floor design and three double bedrooms arranged over the first and second floor. With secure courtyard parking and with their own electric car charging point, this fabulous property is in a superb location for accessing the amenities in the centre of Cottingham village and the railway station. Boasting an extremely high standard of both construction and specification, early interest is invited. The new home owner will also enjoy the benefit of an easy to maintain courtyard garden.

PHOTOS ARE OF THE SHOW HOME AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

LIVING ROOM
19'0 x 9'10 (5.79m x 3.00m)
TV point and sky point.

KITCHEN
12'9 x 8'5 (3.89m x 2.57m)
A superb range of shaker style soft close fitted units with drawers. Contrasting worksurfaces. Built in oven with hob and extractor. There is an upgrade appliance package available to include integrated appliances which can be discussed on viewing.

CLOAKROOM
4'6 x 3'4 (1.37m x 1.02m)
Contemporary two piece suite in white enjoying low level WC and wash basin set in vanity.

ENTRANCE HALL
9'5 x 4'0 (2.87m x 1.22m)

FIRST FLOOR

BEDROOM 1
12'9 x 9'10 (3.89m x 3.00m)
TV aerial point and sky point.

BEDROOM 2
12'10 x 9'5 (3.91m x 2.87m)
TV aerial point and sky point.

BATHROOM
7'10 x 6'6 (2.39m x 1.98m)
Modern three piece bathroom in white enjoying panelled bath, wash basin set in vanity and low level WC. Tiled to wet areas. Chrome towel radiator.

SECOND FLOOR

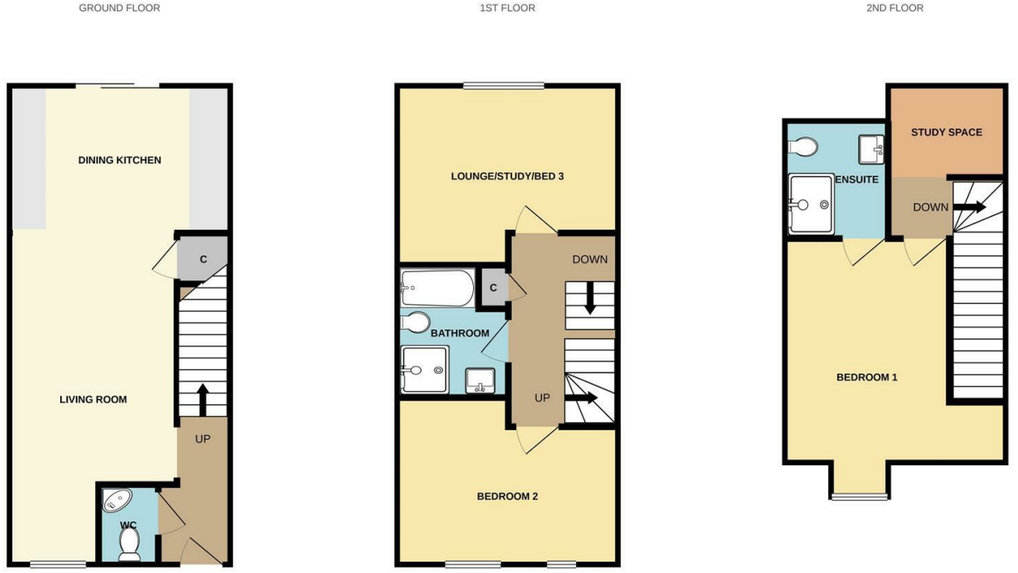
BEDROOM 3
13'0 x 12'9 (3.96m x 3.89m)

ENSUITE
6'11 x 5'4 (2.11m x 1.63m)
Modern three piece suite in white enjoying wash basin set in vanity, low level WC and independent shower cubicle, tiled to wet areas. Chrome towel radiator.

STUDY AREA
8'10 x 7'2 (2.69m x 2.18m)

TENURE
The tenure of the property is FREEHOLD (to be confirmed by the vendor's solicitor).

EXTERNAL
There is a low maintenance courtyard garden to the rear and private gated parking with an electric/hybrid fast charging point.



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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