Quick & Clarke
PROPERTY SPECIALISTS

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Part-Ex Considered

Plot 1 The Old Riding School, Browsholme Fold,

£500,000

Beverley | Cottingham | Hornsea | Willerby

- Detached family home
- Part Exchange Considered
- More than 1700 square feet
- Two receptions
- Superb Living Dining Kitchen
- Four Bedrooms
- Three Bathrooms
- Southerly facing garden, driveway and garage
- Make this your own interior design by agreeing to purchase now!
- EPC; TBC Council Tax: TBC

Located just off Harland Way, The Old Riding School dates to the 19th Century forming part of “Browsholme Farm”. This exciting new development is now under construction with two newly built detached family homes and four barn conversions; two houses and two single-storey dwellings. Built by family builders to exacting specifications to encase modern living yet to retain the historical barns theme, therefore owning part of the history of this East Riding Village. Creating opulent living at its very best! Built by a reputable family builder where attention is paid to every detail and customer service plays such an important role within their business.

This detached new build house is designed for great family living with space more than 1700 square feet, and superb versatility. The property enjoys Entrance Hallway, Cloaks WC, Study, Lounge, superb Living Dining Kitchen with a host of built-in and integrated appliances and Utility Room. To the first floor there are four good size Bedrooms; two of which have En-suites, and a modern four-piece House Bathroom. To the ground floor there will be underfloor heating and to the first floor thermostat controlled radiators. The property will have solar panels and EV charging. Parking is via a driveway and single garage. The property will enjoy encasing gardens.

With the added incentive of *Part-Exchange Considered*.

Cottingham is one of the UK’s largest villages providing a great range of amenities and facilities with a train station and great access to the A63/M62. With the historical market town of Beverley only 6 miles from the development, this location really is an ideal place to reside.

ACCOMMODATION

GROUND FLOOR
Underfloor heating throughout the ground floor.

ENTRANCE HALLWAY
GRP Porch Canopy. Door opening in to the spacious Hallway with staircase leading to the first floor accommodation and understairs cupboard.

LOUNGE
14'9" x 14'6" (4.50m x 4.42m)
With uPVC double glazed window to the front aspect. Wiring for Freeview TV. A superb large space for family living with an oversize feature window allowing light flow.

STUDY
8'1" x 7'10" (2.46m x 2.39m)
uPVC double glazed window with wiring for Freeview TV.

W.C.
8'1" x 5'3" (2.46m x 1.60m)
Two piece white suite with a choice of chrome/black/brass fittings.

UTILITY ROOM
8'1" x 5'7" (2.46m x 1.70m)
Space and plumbing for washing machine and space for dryer. Choice of fitted units, quartz worktop and sink design. Gas central heating boiler and UFH manifold. This room can be bespoke to client's requirements subject to agreement with the Builder.

LIVING/DINING KITCHEN
26'5" x 15'3" (8.05m x 4.65m)
Aluminium Bi-folding doors will access the garden. The Kitchen units can be selected from Howdens from their Bridgemere, Frome, Clerkenwell or Halesworth ranges. There will be a host of included appliances: Integrated fridge/freezer, Integrated Dishwasher, AEG/Bsoch Single Oven, AEG/Bosch Induction Hob, Extractor Fan and Boiling Water Tap which will be available in multiple finishes. Worksurfaces will be Quartz with a range of colours and styles. Composite Sink.

FIRST FLOOR

LANDING
Access to loft space. Cupboard housing the hot water tank.

BEDROOM 1
15'3" x 11'6" (4.65m x 3.51m)
uPVC double glazed window with undisturbed views over the garden. and TV aerial point and wiring for Freeview TV.

EN-SUITE
Modern three piece suite. Wash basin in vanity units, low level WC and Shower with dual head shower. Chrome towel rail. All Bathrooms will be half tiled, with wet areas fully tiled. There is an option to have the En-suite fully Tiled.

BEDROOM 2
14'9" x 10'4" (4.50m x 3.15m)
uPVC double glazed window and TV aerial point with wiring for Freeview TV.

EN-SUITE 2
Modern three piece suite. Wash basin, low level WC, and Shower. Chrome towel rail. This en-suite will be half tiled, with wet areas fully tiled. There is an option to have the Bathroom Fully Tiled as an additional extra.

BEDROOM 3
15'3" x 9'5" (4.65m x 2.87m)
uPVC double glazed window and TV aerial point with wiring for Freeview TV.

BEDROOM 4
13'9" x 7'10" (4.19m x 2.39m)
uPVC double glazed window and TV aerial point with wiring for Freeview TV.

HOUSE BATHROOM
Modern four piece suite. Wash basin in vanity units, low level WC, Bathrooms and Shower. Chrome towel rail. There is an option for dual head shower for the Bathroom. All Bathrooms will be half tiled, with wet areas fully tiled. There is an option to have the Bathroom Fully Tiled.

OUTSIDE
The rear garden is enclosed. The garden will benefit from closeboard fencing and a patio.

GARAGE
A private driveway providing off street parking and leading down to a detached single garage with power and lighting and water tap. EV charging.

DOUBLE GLAZING
To the front of the property there will be a GRP porch canopy. The property will benefit from uPVC flush casement double glazing with slimline aluminium doors.

HEATING
Heating will be supplied via a gas boiler, but the property will be heat pump ready. Multi zone underfloor heating throughout the ground floor with radiators to the first.

AGENT'S NOTES
All fixtures and fittings are subject to change to equivalent specification. Flooring is not included however the Builder will of course assist you in sourcing any floor covering using their approved contractors and suppliers.

5kw solar panel array, with a choice to upgrade to battery storage. Electric car charging port.

Bathroom mirrors are not included. The Builder is happy to assist you with a range of options and price levels from their approved contractors and suppliers.

Alterations from the standard specification must be requested in line with the schedule and works of the property at the time of agreeing a sale.

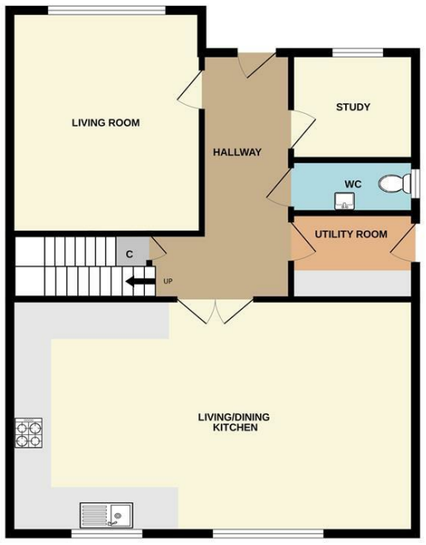
All extras are to be paid prior to completion, upfront, alongside the build schedule and before extra good are ordered, supplied and fitted. Any extras will not be refundable if the sale does not proceed.

For all sales agreed, exchange of contracts will be required within 6 weeks of instruction of Solicitors with a 10% deposit payable upon exchange. Completion will be served on a notice to complete, correspond with the build progression. Once the notice is served then the usual practise is to complete the sale within 7-10 days.

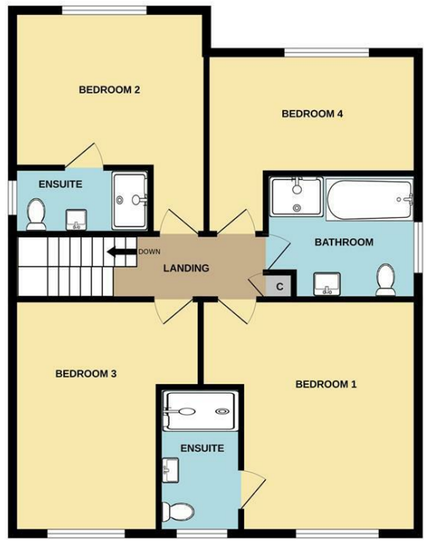
PART EXCHANGE CONSIDERED
Full part exchange will be considered for the purchase of this property. Please speak to a member of the sales team for more information and to book your part exchange appraisal,.

AGENTS NOTES
Due to the properties being under construction the square footages are only approximate using thermal calculations.

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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