



**QUICK & CLARKE**  
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**Holly Tree House, 62 Link Road, Cottingham HU16 5AX**  
**Offers Over £345,000**

- Detached family home
- NO CHAIN!
- Superb location close to village centre
- 3/4 bedrooms & office/loft space
- Spacious lounge & conservatory
- Modern kitchen with built-in appliances
- Utility room with WC off
- Superb principal bedroom fitted with en-suite
- Superb West facing garden, driveway & garage
- EPC rating: D

Holly Tree House sits proudly on its immense plot, offering family living with space and versatility. Presented to the market with no chain, this property has that lovely "feeling" when you enter, making it hard to not fall in love with! The property enjoys majority double glazing and gas central heating and is well presented throughout with scope to utilise the rooms to your requirements. A spacious Entrance Hallway welcomes you and leads to a spacious Lounge with French doors opening in to the L-shaped Conservatory, modern fitted Kitchen, Utility Room and WC. There are two double bedrooms to the ground floor, a second reception room and a modern House Bathroom. To the first floor the Principal Double Bedroom with French doors and Juliet balcony provides undisturbed views over the rear West facing garden and is beautifully fitted with bedroom furniture and has a modern en-suite bathroom off. There is also a potential single bedroom/office and a further office/loft space. The extensive block sett front garden provides further parking in addition to the side driveway and single garage. The good size West facing garden provides great outdoor space. Holly Tree House is indeed a very special property which fits most family living requirements to which an early viewing is a must!

#### LOCATION

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

A uPVC door with glazed inserts leads into:

##### ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and door into:

##### LOUNGE

24'1" x 11'9" (7.34m x 3.58m)

Having two uPVC double glazed windows to the side elevation, TV aerial point and uPVC double glazed French doors with full height windows opening out into the conservatory.

##### CONSERVATORY

22'4" maximum x 20'10" maximum (6.81m maximum x 6.35m maximum)

Being L-shaped and of a uPVC and brick construction with French doors opening out onto the rear West facing garden and attractive wood laminate flooring. This area provides versatility and space for the family.

##### KITCHEN

11'11" x 11'4" (3.63m x 3.45m)

uPVC double glazed window to the rear elevation and uPVC double glazed door leading into the conservatory. An extensive range of cottage style white base and wall cupboards with wood effect work surfaces and tiled splashbacks, stainless steel range, built-in range style oven with gas hob and stainless steel splashback with oversize stainless steel extractor, one and a quarter bowl sink unit with drainer and mixer tap, modern tiled floor. Space and plumbing for a fridge freezer.

##### UTILITY ROOM

Space and plumbing for washing machine and space for tumble dryer.

##### LOBBY

Storage cupboard. Leading into:

##### W.C.

uPVC double glazed window to the rear elevation, low level w.c. and pedestal wash hand basin.

##### BEDROOM 2

11'1" into bay x 10'11" (3.38m into bay x 3.33m)

uPVC double glazed walk-in bay window to the front elevation and modern fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 3

10'11" x 9'5" (3.33m x 2.87m)

uPVC double glazed window to the side elevation.

##### BEDROOM 4/SITTING ROOM

14'9" x 11'11" (4.50m x 3.63m)

uPVC double glazed window to both the front and side elevation, modern white fire surround with granite back and hearth incorporating living flame gas fire, and TV aerial point. A versatile room that could be used either as a guest room or an additional ground floor reception room as it is currently being used.

##### SHOWER ROOM

8'7" x 7'11" (2.62m x 2.41m)

Two uPVC double glazed windows to the side elevation, modern three piece suite in white comprising low level w.c., pedestal wash hand basin set on bespoke cabinet and good sized walk-in independent shower cubicle. Fully tiled walls to wet areas with feature modern border tiling and double linen cupboard.

##### FIRST FLOOR

##### SMALL LANDING AREA

Velux roof window and storage cupboard.

##### BEDROOM 1

18'7" to wardrobes x 13'4" (5.66m to wardrobes x 4.06m)

uPVC double glazed French doors opening onto a Juliet style balcony with splendid undisturbed views over the rear garden. An extensive range of modern fitted bedroom furniture comprising fitted wardrobes, bedside cabinets and drawers.

##### EN-SUITE

7'11" x 6'9" (2.41m x 2.06m)

Velux roof window, modern three piece suite in white comprising wash hand basin set on an antique pine wash stand, low level w.c. and P-shaped bath with shower over, tiled to wet areas.

##### SINGLE BEDROOM/STUDY

15'5" plus recess x 10'3" maximum (4.70m plus recess x 3.12m maximum)

uPVC double glazed window to the side elevation.

##### FURTHER LOFT AREA

8'11" x 4'9" plus window (2.72m x 1.45m plus window)

uPVC double glazed window to the side elevation.

##### OUTSIDE

The property sits proudly behind a planted brick wall and provides ample parking with a private side driveway which leads down to a brick built garage with up-and-over door. To the front of the property there is extensive block sett paving which again could be used for additional parking.

The West facing rear garden is immense, and provides a perfect backdrop to this superb property with a vast lawned area, secluded patio area providing great outdoor space and offering a good degree of privacy.

##### 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 majority uPVC Double Glazing.



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