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

QUICK & CLARKE
The Property Specialists

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22 David's Close, Skidby, Cottingham HU16 5UD

£195,000

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- Modern kitchen and bathroom
- Cul-de-sac position
- Convenient village location
- No onward chain / vacant possession
- Well proportioned throughout
- Southerly facing garden and off street parking
- Council Tax Band: B
- EPC Rating: TBC

A very well presented and much loved three bedroomed house situated on a small cul-de-sac and with the benefit of a modern kitchen and bathroom. Requiring some cosmetic modernisation but having been extremely well looked after in the past, the property is offered to the market with no onward chain. With well proportioned room sizes throughout, off street parking and a southerly facing garden the property is also situated in an attractive East Yorkshire Wolds village convenient for the major road network and the amenities in the centre of Cottingham (2 miles).

LOCATION

The property is located on the small cul-de-sac forming David's Close which lies on the eastern side of the village and is accessed off Mill Rise close to the Half Moon pub.

Skidby lies approximately two miles from the village of Cottingham. The delightful village of Cottingham offers a good degree of local amenities and facilities to include a train station. There is a local Co-op supermarket and the village lies within close proximity to the market town of Beverley and the facilities of the city centre of Hull. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge. Skidby is ideally located for those wishing to commute to the historical market town of Beverley, the village of Cottingham and Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With uPVC front door with obscured glass panels. Stairs to the first floor accommodation with storage cupboard under and window to side elevation.

OPEN PLAN LIVING / DINING ROOM

21'7" x 11'5" reducing to 9'9" (6.58m x 3.48m reducing to 2.97m)

A well proportioned room allowing the flexibility of having living and dining room furniture. Being dual aspect having windows to the front and patio doors to the rear that open onto a southerly facing sun terrace, the focal point of the room is a white Adams style fireplace with marble hearth and back currently housing an electric fire.

KITCHEN

11'5" x 6'9" (3.48m x 2.06m)

A well looked after kitchen with a range of wall and base storage units with complimenting laminate work surfaces and ceramic tiled splashbacks to all walls. Four ring ceramic hob with extractor over, integrated oven and fridge. Stainless steel sink and drainer with window above and uPVC glass panelled door opening onto the southerly facing garden.

CLOAKROOM / UTILITY ROOM

7'4" x 6'5" (2.24m x 1.96m)

A useful room having space and plumbing for washing machine and upright fridge freezer and with low level w.c. and corner vanity hand wash basin. Window to front elevation.

FIRST FLOOR

BEDROOM 1

11'5" x 10'7" (3.48m x 3.23m)

A well proportioned room with an extensive range of hand built ash fronted wardrobes with matching drawer and bedside units and window to the front elevation.

BEDROOM 2

11'9" x 11'6" (3.58m x 3.51m)

Window to rear elevation and built in wardrobes.

BEDROOM 3

7'6" x 9'10" (2.29m x 3.00m)

A generous sized single bedroom with window to front elevation.

BATHROOM

9'10" x 7'5" (3.00m x 2.26m)

With a modern three piece sanitary suite comprising large shower enclosure, vanity hand wash basin and close coupled w.c. with concealed cistern. Fully tiled walls and airing cupboard.

OUTSIDE

The property is situated in a slightly elevated position with an area of lawn to the front. A concrete flagged driveway leads down the side of the property and provides parking for two cars. A gate provides access to the rear garden which is southerly facing and inclined to the rear. With a sloped lawn there is a southerly facing patio area adjacent to the living dining room and a shed for storage.

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

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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