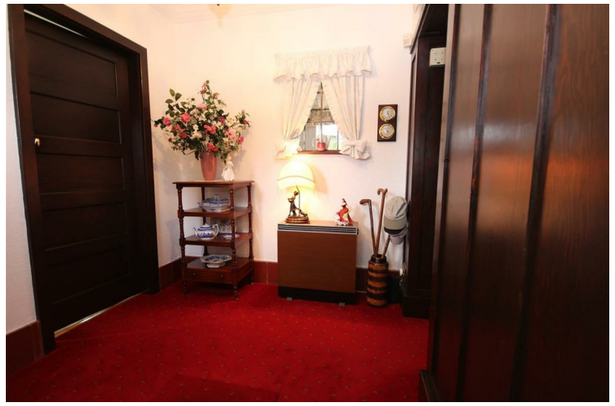

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
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Glen Garth, 7 Church Rise, Skidby HU16 5TQ

Price £300,000

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

- Chocolate box detached property
- Generous plot
- Cul-de-sac location
- Two bedrooms
- Two reception rooms
- South West Facing Rear Garden
- A host of stunning features
- Beautifully tended gdns - Front, Side and Rear
- Private driveway and garage
- EPC Rating: F

THE PROPERTY

Located in one of the finest locations in the village of Skidby and enjoying a prime cul-de-sac position, we are delighted to present to the market this simply outstanding chocolate box detached residence. Built in 1934 and sitting proudly on its plot with a beautiful turret to the front, this charming bespoke residence awaits its new owners. With an abundance of stunning features, from the leaded windows to the beautiful turret, to the internal doors and its well maintained plot, the property is simply wonderful! On entering the property you are greeted by a welcoming entrance reception, there are two formal reception rooms, cottage style kitchen, and to the first floor there are two double bedrooms, a box room and a family bathroom. The gardens are well maintained and there is a private driveway to the side via gates which leads to the detached garage. Behind the house is a very private, easy to maintain South Westerly facing garden. There is something about Glen Garth, from the moment you walk up the front path to enter the accommodation within. It has soul, character and such an inviting and welcoming feel that could only be truly appreciated with an internal viewing. This comes most highly recommended.

LOCATION

Driving through Main Street in Skidby, proceeding towards Little Weighton, Church Rise can be located on the right hand side, a small cul-de-sac of beautiful 1930's properties.

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 HALLWAY

A door with leaded inserts leads into the entrance hallway with a turret housing the staircase which leads to the first floor accommodation, and two storage cupboards.

LOUNGE / DINER

22'6" x 11'2" (6.86m x 3.40m)
Enjoying a triple aspect with uPVC double glazed leaded windows to the front, rear and side elevations. Beautiful cottage style brick fireplace, TV aerial point.

SNUG

16'6" x 11'6" decreasing to 7'10" (5.03m x 3.51m decreasing to 2.39m)
Enjoying a dual aspect with uPVC double glazed leaded windows to the front and side elevations. Beautiful cottage style brick fireplace housing an electric fire, recessed fitted cupboards and TV aerial point.

KITCHEN

13'10" x 8'4" (4.22m x 2.54m)
uPVC double glazed window overlooking the rear garden and door out to the garden. Extensive range of cottage style mahogany base and wall units with worksurfaces and tiled splashbacks, provision for cooking, 1 1/4 bowl sink unit with drainer and mixer tap, space and plumbing for washing machine.

FIRST FLOOR

LANDING

BEDROOM 1

16'3" x 11'2" (4.95m x 3.40m)
Enjoying a triple aspect with uPVC double glazed leaded windows to the front, side and rear elevations. Fitted wardrobes provide hanging and storage facilities.

BEDROOM 2

16'3" x 11'3" (4.95m x 3.43m)
Enjoying a dual aspect with uPVC double glazed windows to the front and rear elevations. Two fitted wardrobes provide hanging and storage facilities.

BOX ROOM

6'7" x 6'5" (2.01m x 1.96m)
With uPVC double glazed leaded window to the front elevation.

FAMILY BATHROOM

9'11" x 6'2" (3.02m x 1.88m)
With uPVC double glazed window to the rear elevation. Four piece suite in Indian Ivory enjoys low level WC, pedestal wash hand basin, bidet and panelled bath, fully tiled to walls.

EXTERNAL - GARDENS & GARAGE

The property enjoys a generous plot. To the front of the property a garden gate opens onto a central path to the front door, with a meticulously lawned garden to either side and an array of shrubbery and plants.

To the left hand side are double driveway gates leading to off-street parking for several vehicles, and giving access to the detached garage which has up & over door, power and light.

The rear garden provides a great outside entertainment area which is paved and gravelled with raised flower borders, plenty of areas to sit and enjoy at the end of the day in a very private setting. There also is a garden shed.

SERVICES

All mains services are available or connected to the property.

HEATING

The property benefits from electric heating.

TENURE

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

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

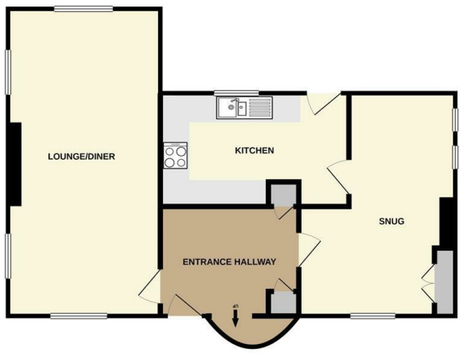
FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

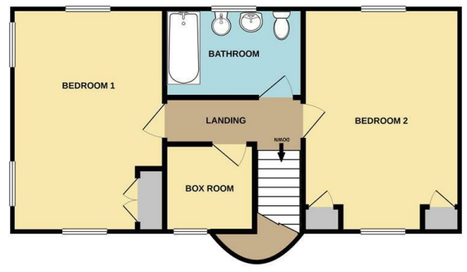
EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



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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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.