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

QUICK&CLARKE
The Property Specialists

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35 Priory Road, Cottingham HU16 4RR

£275,000

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- Superb extended semi-detached family house
- No forward chain!
- Living Dining Kitchen
- Utility area with WC off
- Two receptions
- Three Bedrooms (one fitted)
- First floor modern Bathroom
- Driveway & Detached Garage
- Enclosed garden
- EPC: D

Located close to the village centre we are delighted to present to the market this exceptional extended bay fronted semi-detached family home. Enjoying uPVC double glazing and gas central heating and also being marketed with the benefit of no forward chain!

With over 1,100 square feet the well-presented accommodation enjoys Entrance Hallway, Utility area with WC off and contemporary fitted Kitchen with built-in appliances. A Living Dining area leads off the Kitchen with French doors to the garden. There are two further receptions. To the first floor there are THREE Bedrooms (one of which is fitted) and a modern house Bathroom. Driveway, detached garage and well tended enclosed rear garden. This is an opportunity NOT to be missed!

LOCATION
Priory Road is located close to the village centre.

Cottingham is said to be the largest village in England. This East Riding of Yorkshire village is ideally located on the Northern outskirts of Hull, with the countryside of the Yorkshire Wolds as its backdrop and the city centre a short drive away. Located only 6 miles from the historical market town of Beverley you are surrounded by places of interest and, with the local train station and bus services, you can easily enjoy all that the area has to offer. Its location places it on a most convenient route for commuting to work, for city centre shopping, and for leisure and entertainment. The M62 and Humber Bridge routes are easily accessed. The village itself has so much to offer with two primary schools and Cottingham High School, with Hymers College and Hull Collegiate within reach. With local shops, eateries and two supermarkets Cottingham has such a great vibe for all age groups, making this East Riding village a popular location for all.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
12'11 x 5'9 (3.94m x 1.75m)
A red composite door with glazed inserts leads into the entrance hallway with uPVC double glazed window to the side elevation, staircase with spindle balustrade leading to the first floor accommodation with storage cupboard under.

LOUNGE
13'7 into bay x 11'9 (4.14m into bay x 3.58m)
uPVC double glazed walk-in bay window to the front elevation, feature fireplace with living flame gas fire and TV aerial point.

DINING ROOM
13'8 x 10'11 (4.17m x 3.33m)
Stained floorboards and feature fireplace. Double doors lead into:

LIVING DINING KITCHEN
16' x 12' (4.88m x 3.66m)
uPVC double glazed French doors to garden and uPVC double glazed door to the rear elevation. An extensive range of contemporary ivory fronted base and wall units with large drawers and granite worksurfaces. Integrated stainless steel gas hob with glass splashback and stainless steel electric oven with warming drawer. Integrated fridge freezer. Attractive oak parquet style Karndean flooring flows throughout this area.

UTILITY AREA
10'11 x 6'5 (3.33m x 1.96m)
Tall storage cupboard, sink unit, integrated dishwasher, space and plumbing for washing machine.

DOWNSTAIRS WC
uPVC double glazed window to the side elevation, low level WC and pedestal wash hand basin.

FIRST FLOOR

LANDING
uPVC double glazed window to the side elevation.

BEDROOM 1
13'10 into bay x 10'11 (4.22m into bay x 3.33m)
uPVC double glazed walk-in bay window to the front elevation.

BEDROOM 2
13'5 x 8'10 to wardrobes (4.09m x 2.69m to wardrobes)
uPVC double glazed window to the rear elevation, bedside cabinets and cupboards with space for double bed.

BEDROOM 3
7'9 x 6'6 (2.36m x 1.98m)
uPVC double glazed window to the front elevation.

BATHROOM
8'10 x 6'4 (2.69m x 1.93m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys low level WC, pedestal wash hand basin and panelled bath with shower over, tiled to wet areas.

EXTERNAL
To the front of the property is a small enclosed cottage style garden. A side driveway provides off street parking and leads down to the single garage.

The rear garden is predominantly laid to lawn with patio and well stocked borders.

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).

COUNCIL TAX
The Council Tax Band for this property is Band C.

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 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

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

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.