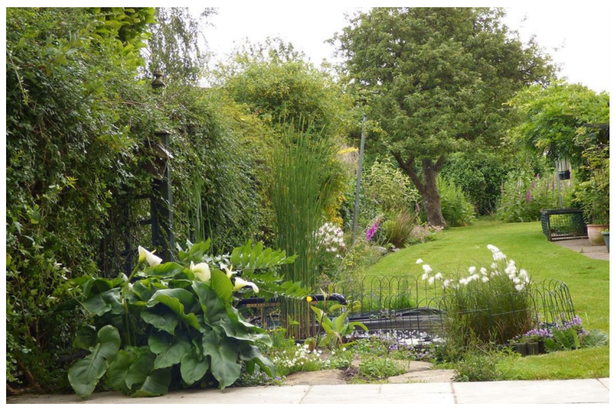

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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33 Northgate, Cottingham HU16 4HL

£280,000

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

- 3 bed traditional semi
- Extensive parking plus tandem garage
- Large Southerly facing garden
- 3 reception rooms
- 3 bedrooms
- Relatively close to the amenities and railway station
- Some works required
- EPC: D
- Council Tax Band; D

A generously sized, well presented and much loved family house offering great flexibility of living space. Situated in a location with ease of access to the amenities of Cottingham, the property also has the benefit of an extensive drive for parking and a beautifully tended and generously sized Southerly facing garden. With three separate reception rooms and a kitchen extending to the ground floor, the property also has three double bedrooms to the first floor accommodation and a house bathroom. In addition, outside is a large tandem garage and greenhouse.

LOCATION

The property is located on the South side of Northgate between the junctions with Millhouse Woods Lane and Mill Beck Lane. Lying just to the North-East of the centre of Cottingham, the property provides a great base to access the broad array of amenities in this very popular large village, which includes the railway station; this can be accessed down Station Road which lies just to the East of the property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

5'11" x 2' (1.80m x 0.61m)
uPVC glass panelled front door and windows to three sides.

ENTRANCE HALL

16'9" x 6'2" (5.11m x 1.88m)
A wide and welcoming entrance hall with stairs to the first floor accommodation with storage cupboard under and window to the side elevation.

LOUNGE

14'2" x 12'11" (4.32m x 3.94m)
A well proportioned room with walk-in bay window to the front elevation, dark wood fireplace housing a gas living flame fire with marble hearth and back.

SITTING ROOM

14'1" x 12'2" maximum (4.29m x 3.71m maximum)
Another attractively proportioned room with a uPVC glass panelled door with windows either side leading out onto the Southerly facing patio area. The focal point of the room is a dark wood fireplace housing gas living flame fire with marble hearth and back.

BREAKFAST ROOM

10'1" x 8'4" (3.07m x 2.54m)
Window to the side elevation and overhead traditional clothes airer.

KITCHEN

13' x 10'3" (3.96m x 3.12m)
Offering a range of wall and base storage units with oak fronts and laminate work surfaces, matching centre island, four ring Bosch gas hob, stainless steel sink and drainer, integrated oven, space for fridge freezer and space and plumbing for a washing machine. A partially vaulted ceiling creates a feeling of space, There are windows to two aspects, one overlooking the Southerly facing garden, and boiler on wall for heating water.

FIRST FLOOR

LANDING

Window to the side elevation and access to the loft which is partially boarded for storage.

BEDROOM 1

14' x 12'2" (4.27m x 3.71m)
Window to the rear elevation and built-in wardrobes.

BEDROOM 2

13'1" x 13' (3.99m x 3.96m)
Bay window to the front elevation and built-in wardrobes.

BEDROOM 3

10'1" x 8'2" (3.07m x 2.49m)
Window to the rear elevation.

BATHROOM

8'1" x 6'1" (2.46m x 1.85m)
Three piece sanitary suite comprising pedestal hand wash basin, low level w.c., panelled bath, tiled walls and window to the front elevation.

OUTSIDE

The property is set well back from the road with an extensive area of gravelled parking which could accommodate numerous vehicles. The drive continues down the side of the property to the large double tandem garage which is of a concrete sectional construction with asbestos roof. Supplied with light and power, the rear of the garage has been used as a workshop and has a side courtesy door.

The rear garden is an attractive feature of this property being generously sized and Southerly facing, With a patio area adjacent to the rear of the house and accessed directly off the sitting room, most of the garden is lawned with wide and well stocked flower borders and to the rear a large vegetable patch. There are currently two greenhouses, one of which is for sale by separate negotiation. There is also an ornamental pond.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The gas boiler for heating the water is operable however the central heating boiler requires replacing.

DOUBLE GLAZING

The property benefits from 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

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.