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

QUICK&CLARKE
The Property Specialists

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15 Grange Drive, Cottingham HU16 5RE

Guide Price £239,950

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- Three bedrooms / two reception rooms
- Generous sized plot
- Convenient for village amenities
- Close to King George V playing fields
- Modern and attractive kitchen and bathroom
- Council Tax Band: C
- EPC Rating: D

A beautifully presented and well looked after three bedroomed family house situated on a generous sized plot with extensive parking to the front. Boasting a modern kitchen and bathroom, the property is well proportioned throughout offering two good sized reception rooms, three bedrooms and a first floor bathroom. Situated in a location popular with families and being close to the amenities of Cottingham and ideal for Cottingham High School, viewing is highly recommended.

LOCATION
The property is located on Grange Drive almost opposite the junction with Lawnsgarth. Grange Drive is accessed off Park Lane on the north side of the centre of Cottingham.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
6'0" x 15'2" (1.83m x 4.62m)
Timber paneled front door with stain glass window, further obscured window to one side. Engineered oak flooring, stairs to first floor accommodation with storage cupboard under and window to side elevation.

LIVING ROOM
15'2" x 12'3" (4.62m x 3.73m)
A well proportioned room with a white painted Adams style fireplace housing a living flame fire with marble hearth and tiled back. Large picture window to front elevation. Continuation of the engineered oak flooring from the entrance hall and open plan into the dining room.

DINING ROOM
9'11" x 9'3" (3.02m x 2.82m)
Continuation of the engineered oak flooring and French doors opening onto the garden.

KITCHEN
13'4" x 8'4" (4.06m x 2.54m)
An attractive modern kitchen with light grey fronts and contrasting granite work surfaces and ceramic tile splashbacks. Five ring stainless steel Neff gas hob, inset belfast sink, integrated double Neff oven, space for american style fridge freezer, windows to both side and rear aspects, uPVC glass paneled door opening onto the rear garden.

FIRST FLOOR ACCOMMODATION

BEDROOM 1
12'2" x 11'6" (3.71m x 3.51m)
Engineered oak flooring, window to rear elevation and built in wardrobe.

BEDROOM 2
12'4" x 11'4" (3.76m x 3.45m)
Window to front elevation and grey style laminate flooring.

BEDROOM 3
9'7" x 5'0" (2.92m x 1.52m)
Oak laminate flooring, window to front elevation.

BATHROOM
8'1" x 7'0" (2.46m x 2.13m)
A four piece sanitary suite comprising close couple WC, pedestal hand wash basin, rolled top free standing bath, corner shower enclosure. Fully tiled walls and floor, chrome heated towel rail and window to rear elevation.

LANDING
Access to the loft for storage and window to the side elevation.

OUTSIDE
To the front the property has a wide brick sett drive which spans full width of the property and provides ample parking for a number of cars.

GARAGE
A single garage which is attached to the neighbouring property. Up and over door, side courtesy door and supplied with light and power.

REAR GARDEN
The property is accessed through a timber gate at the side. There is a reasonable space for an additional shed where the previous owner has created a pizza oven. The rear garden is largely lawned with a central seating area and surrounded by well stocked flower beds.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

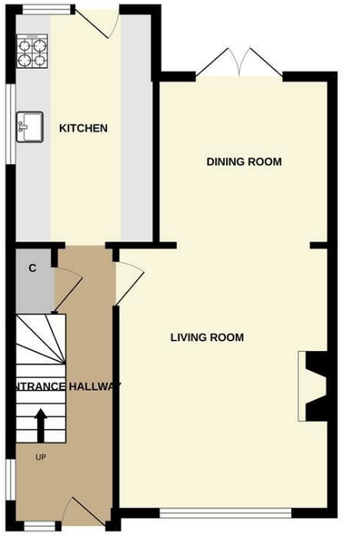
DOUBLE GLAZING
The property benefits from uPVC double glazing.

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

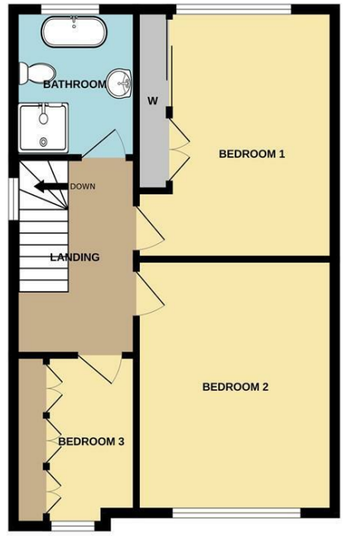
VIEWING
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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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