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

QUICK & CLARKE

The Property Specialists

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9 Lund Avenue, Cottingham HU16 5LL

£320,000

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- Detached Family House
- Well presented throughout
- Two receptions and Conservatory
- Fitted Kitchen
- FOUR DOUBLE bedrooms
- Bathroom with separate WC
- Downstairs WC
- Driveway & Garage
- Great gardens!
- EPC: D

THE PROPERTY

Enjoying a prime cul-de-sac location within the heart of this highly regarded residential area we are delighted to bring to the market this well presented, spacious detached family home. Enjoying uPVC double glazing and gas central heating, the well presented accommodation enjoys spacious entrance hallway with WC off, lounge opening in to the dining room, conservatory enjoying views over the garden and kitchen with built-in appliances. To the first floor the landing leads to FOUR DOUBLE bedrooms and a modern house bathroom with separate WC. To the front of the property there is a private driveway which leads to the integral single garage. The rear garden is superbly designed and well maintained; creating great outdoor family space. Viewing is a must for this superb property!

LOCATION

Lund Avenue is located off The Wolds in Cottingham, which is accessed from both Eppleworth Road and Castle Road via Green Lane. Cottingham wears the proud title of the UK's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway having storage cupboard and access to downstairs WC.

DOWNSTAIRS WC

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

LOUNGE

14'1" x 12'2" (4.29m x 3.71m)
Having uPVC double glazed picture bay window to the front elevation and uPVC double glazed window to the side elevation. Granite fireplace with living flame gas fire and TV aerial point. An opening leads into the dining room.

DINING ROOM

16'3" x 11'5" (4.95m x 3.48m)
With uPVC double glazed window to the rear elevation, door into kitchen and sliding doors into conservatory.

CONSERVATORY

11'5" max x 11'3" (3.48m max x 3.43m)
Being of a uPVC and brick construction with French door to garden and tiled floor. The conservatory was fitted 15 years ago. Tiled floor.

KITCHEN

11'11" x 11'4" (3.63m x 3.45m)
With uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leads out into the rear garden via the side aspect. An extensive range of fitted base and wall cupboards with work surfaces and tiled splashbacks, gas hob with electric oven, 1 1/4 bowl sink unit with drainer and mixer tap, space and plumbing for washing machine and space for fridge freezer. Gas central heating boiler which was fitted three years ago.

FIRST FLOOR

LANDING

With uPVC double glazed window to the front elevation, access to loft and walk-in linen cupboard.

BEDROOM 1

14'0 x 12'2" (4.27m x 3.71m)
uPVC double glazed window to the front elevation, fitted bedroom furniture consists of fitted wardrobes, dressing table and drawers.

BEDROOM 2

12'3" x 11'8" (3.73m x 3.56m)
With uPVC double glazed window to the rear elevation, fitted wardrobes with matching overhead units.

BEDROOM 3

10'2" x 8'8" max (3.10m x 2.64m max)
uPVC double glazed window to the rear elevation and fitted wardrobe.

BEDROOM 4

8'9" x 8'6" decreasing to 6'11" to wardrobes (2.67m x 2.59m decreasing to 2.11m to wardrobes)
uPVC double glazed window to the front elevation, fitted wardrobes with sliding doors provide hanging and storage facilities.

BATHROOM

8'8" x 6'5" (2.64m x 1.96m)
uPVC double glazed window to the side elevation, modern three piece suite enjoys panelled bath, pedestal wash hand basin set in vanity unit and independent shower cubicle, fully tiled walls and extractor.

SEPARATE WC

uPVC double glazed window to the rear elevation, low level WC and tiled splashbacks.

OUTSIDE

To the front of the property is an attractive planted front garden with private block sett driveway providing off-street parking and leading to the garage which has up & over door, power and light. The block sett driveway was put in five years ago.

The rear garden can be accessed from both sides of the property. The rear garden is beautifully tended and being south facing featuring a patio area leading down to a meticulously lawned garden with well stocked and maintained borders. The rear garden offers a relatively good degree of privacy.

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 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 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.

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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