





The Property Specialists

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7 Creyke Close, Cottingham HU16 4DH
£215,000

- Semi-detached house
- Prime cul-de-sac location
- No forward chain!
- Two reception rooms (Lounge with log burner)
- Breakfast kitchen
- Three bedrooms
- First floor bathroom
- Beautiful south facing gardens
- Single garage
- EPC: D

Enjoying a prime cul-de-sac location and presented to the market with no forward chain we present this well presented semi-detached house. Ideally located for access to the village centre amenities making it great for families! The property enjoys uPVC double glazing and gas central heating and in brief has Entrance Hallway, Two Receptions; the Lounge has an Electric log stove style burner. Breakfast Kitchen and to the first floor the Landing leads to THREE Bedrooms and a Modern Bathroom. The gardens are beautifully presented and maintained; being South facing. The driveway leads to the single garage. Viewing is a must in what is truly a really nice property!

LOCATION

Creyke Close is located off Canongate, which is situated off New Village Road.

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

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation, access to the understairs storage cupboard and wood laminate flooring.

LOUNGE

17'7" into bay x 11'2" (5.36m into bay x 3.40m)
uPVC double glazed bay window to the front elevation, recessed fireplace with oak beam and Electric log stove style fire, wood laminate flooring and TV aerial point. An archway leads into:

DINING ROOM

9'5" x 8'10" (2.87m x 2.69m)
uPVC double glazed window to the rear elevation and wood laminate flooring.

BREAKFAST KITCHEN

14'3" x 7'9" (4.34m x 2.36m)
uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leading out into the rear garden, an extensive range of fitted base and wall units with work surfaces and tile splashbacks, space and provision for cooking and sink unit, space for fridge freezer and space and plumbing for washing machine. Wood laminate flooring.

FIRST FLOOR

LANDING

Wood laminate flooring and access to loft.

BEDROOM 1

12'1" x 9'5" to wardrobes (3.68m x 2.87m to wardrobes)
uPVC double glazed window to the front elevation, sliding wardrobes and a cupboard providing hanging and storage facilities.

BEDROOM 2

11'6" x 8'5" to wardrobes (3.51m x 2.57m to wardrobes)
uPVC double glazed window to the rear elevation, slide robes and a fitted cupboard.

BEDROOM 3

7'3" x 6'3" (2.21m x 1.91m)
uPVC double glazed window to the front elevation.

BATHROOM

7'5" x 5'7" (2.26m x 1.70m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising panelled bath, low level w.c. and pedestal wash hand basin with tiling to wet areas.

OUTSIDE

To the front of the property there is a driveway leading to the single garage which has up-and-over door. The front garden is planted with an array of shrubbery and plants, and has been beautifully maintained.

Gated access leads into the rear garden which is beautifully presented with a Southerly aspect. A lawn and an array of well stocked shrubbery and plants provides a kaleidoscope of colour and texture; perfect for outdoor living. The well stocked borders are stunning with such a variety of all season plants. There is a golden delicious apple tree. A pergola arch leads from the patio through to the lawn garden. There is a vegetable garden which benefits from a greenhouse. Directly behind the garage is a lean to garden room. 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 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.



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.

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