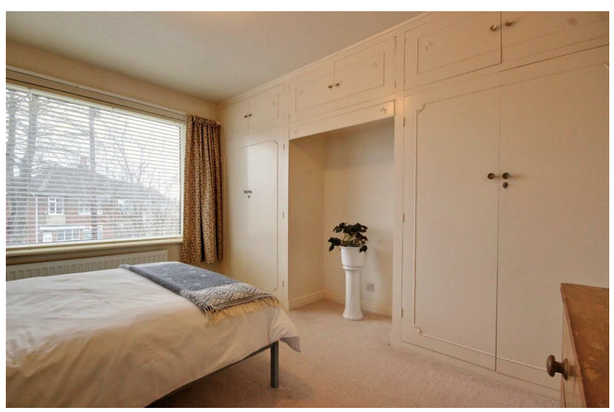

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE

The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
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23 Churchill Avenue, Cottingham HU16 5NJ

£275,000

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

- Semi-detached house
- Popular location
- Three Bedrooms (all fitted)
- Bathroom and additional ground floor Shower Room
- Lounge/Dining Room
- Kitchen with breakfast area off
- Garden Room (ideal as a play room or for working from home)
- Attractive garden
- Side driveway & single Garage
- EPC Rating: D Council Tax Band: D

Located in such a popular residential area, this semi-detached family house is presented to the market with no onward chain. A well presented and much loved family home which boasts a ground floor extension. Entrance hallway with shower room off, lounge/dining room, kitchen with breakfast room off and garden room. To the first floor there are three good sized bedrooms and a modern bathroom. The gardens are well tended and provide great outdoor space. A side driveway offers parking for several vehicles and leads down to the single garage. This property would suit a family offering versatility, space and location. Viewing is an absolute must!

LOCATION

Cottingham wears the proud title of one 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 HALL

A front door which is accessed from the side driveway opens into the hallway and a staircase with balustrade leads to the first floor accommodation. Door into:

SHOWER ROOM

uPVC double glazed window to the front elevation. Three piece suite enjoys low level WC, pedestal wash hand basin and shower area. Tiled splashbacks.

LOUNGE/DINING ROOM

25'3" x 13' decreasing to 9'11" (7.70m x 3.96m decreasing to 3.02m)
uPVC double glazed window to the front elevation and window to the rear. TV aerial point.

BREAKFAST KITCHEN

18'4" x 9'5" (5.59m x 2.87m)
Door to driveway. uPVC double glazed window to the rear elevation. The Kitchen area there is a range of fitted base and wall units with work surfaces and contrasting splash backs. Sink unit with drainer. Hob and single oven. Space and plumbing for washing machine and dishwasher.

To the Breakfast area there are superb views over the rear garden with door leading into:

GARDEN ROOM

9'6" x 8'7" (2.90m x 2.62m)
With uPVC door and side window opening out into the rear garden. This is such a useful area which could be used as a playroom, study or snug.

FIRST FLOOR

LANDING

With uPVC double glazed window to the side elevation. Access to the loft.

BEDROOM ONE

12'11" max x 12'0" (3.96m max x 3.66m)
With uPVC double glazed window to the rear elevation and fitted wardrobes.

BEDROOM TWO

12'9" x 11'8" decreasing to 9'9" to wardrobes (3.89m x 3.56m decreasing to 2.97m to wardrobes)
With uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM THREE

8'9" decreasing to 7'2" to wardrobes x 7'11" (2.67m decreasing to 2.18m to wardrobes x 2.41m)
With uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BATHROOM

6'10" x 6'8" (2.08m x 2.03m)
With uPVC double glazed window to the rear elevation. Three piece suite with panelled bath, with shower over, low level WC and pedestal wash hand basin. Tiled to wet areas.

EXTERNAL & PARKING

To the side of the property is a private driveway providing parking for several vehicles and leading down to the SINGLE GARAGE (power and light).
The front garden is designed for ease of maintenance.

To the rear of the property the garden is of good proportions with various patio areas, lawned section and boasting an array of all season planting and shrubbery. Beautifully designed and providing great outdoor space.

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 majority 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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