



QUICK & CLARKE
The Property Specialists

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27 Hull Road, Cottingham HU16 4PN
£375,000

- Traditional bay fronted semi
- Highly regarded residential area
- Two reception rooms
- Bespoke dining kitchen
- Four bedrooms and first floor bathroom
- Beautifully tended gardens
- Driveway and garage
- In excess of 1,500 square feet
- Council tax band E
- EPC rating awaited

Located in one of Cottingham's most highly regarded residential areas, we are delighted to present to the market this exceptional semi-detached family home. With beautiful bay windows and a range of traditional features, the property boasts over 1,500 square feet of accommodation and enjoys double glazing and gas central heating.

With spacious entrance hallway, two formal reception rooms, dining kitchen, utility room and downstairs cloakroom, to the first floor there are four bedrooms and a superb family bathroom with separate WC. The good sized gardens are beautifully presented and create great outdoor space with summerhouse and patio areas. There is an extensive driveway which provides parking for several vehicles along with a garage.

The current owners have modernised the property with empathy and style and created a lovely family home which deserves an internal viewing.

LOCATION

Hull Road heads east out of Cottingham, and the property lies within ease of reach of the village centre.

Cottingham is said to be the largest village in England. 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.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

19'5 x 6'11 (5.92m x 2.11m)
A composite door with glazed inserts and side windows leads into the entrance hallway, with uPVC double glazed window to the side elevation and beautiful original oak panelling to the walls. Staircase with balustrade leads to the first floor accommodation and an under stairs storage cupboard houses the utility meters. Stained glass window to the side.

LOUNGE/DINING ROOM

17'10 into bay x 13'3 (5.44m into bay x 4.04m)
Sealed unit double glazed leaded bay window to the front elevation. Beautiful Art Deco style tiled fireplace with open fire. Stunning original oak panelling with Delph rail.

SITTING ROOM

17'5 x 11'11 (5.31m x 3.63m)
uPVC double glazed French door with side window opening out into the rear garden. Beautiful traditional oak fireplace with tiled back and hearth housing a living flame fire, picture rail and TV aerial point.

DINING KITCHEN

23'9 x 9'9 (7.24m x 2.97m)
Three double glazed windows to the side elevations and attractive solid wood flooring. An extensive range of bespoke curved edge, ivory base and wall units with granite worksurfaces and splashbacks. Space for a range cooker (available by separate negotiation) with oversized extractor above. Integrated freezer and Neff dishwasher, sunken sink unit with drainer and mixer tap.

UTILITY ROOM

Door to garden, window to the rear elevation, space and plumbing for washing machine.

DOWNSTAIRS CLOAKROOM

Low level WC and pedestal wash basin.

FIRST FLOOR

SPACIOUS LANDING AREA

uPVC double glazed window to the side elevation. Oak ballustrade.

BEDROOM 1

17'10 into bay x 11'6 to wardrobes (5.44m into bay x 3.51m to wardrobes)
Sealed unit double glazed leaded bay window to the front elevation, modern ivory fitted wardrobes provides hanging and storage facilities. Double period wardrobe.

BEDROOM 2

17'4 x 11'10 max (5.28m x 3.61m max)
uPVC double glazed window to the rear elevation and fitted wardrobe providing hanging and storage facilities. Original tiled fireplace.

BEDROOM 3

13'7 into bay x 9'5 max (4.14m into bay x 2.87m max)
uPVC double glazed bay window enjoying views over the rear garden.

BEDROOM 4

10'2 x 6'1 (3.10m x 1.85m)
Sealed unit double glazed oriel style bay window to the side elevation.

FAMILY BATHROOM

9'8 x 5'2 (2.95m x 1.57m)
uPVC double glazed window to the side elevation. Modern bathroom suite enjoys wash basin set in beautiful granite topped vanity, P-shaped bath with shower over and curved shower screen, tiled walls with contrasting tiled floor.

SEPARATE WC

Sealed unit double glazed window to the side elevation and low level WC with part tiling.

EXTERNAL

To the front of the property there is a vast lawned garden with planted areas. A side driveway provides off-street parking for several vehicles and leads to the detached garage which has up & over door, power and light.

The rear garden is beautifully presented with patio area to the rear of the sitting room, a sweeping lawn and an array of shrubbery and plants providing a kaleidoscope of colour and texture. There is a further patio to the head of the garden, along with a summerhouse and outside store. The rear garden offers plenty of family space and a 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 via a combi boiler.

DOUBLE GLAZING

The property benefits from majority 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 E.

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.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation or efficiency can be given. Made with Metropix (C022)