





The Property Specialists

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35 The Wolds, Cottingham HU16 5LG
Guide Price £265,000

- Extended four bed house
- No onward chain
- Well proportioned throughout
- Highly regarded area close to hospital
- 2 receptions plus conservatory
- Dining kitchen
- Extensive parking plus carport & garage
- EPC: D

A very well proportioned and extended four bedroom house arranged over three floors. Attractively presented and offered with no onward chain, the property is located in one of the most sought after areas of Cottingham convenient for the hospital, the amenities in the village and the schools. Benefitting from two reception rooms, a conservatory and a breakfast kitchen, the property has great flexibility of use and viewing is highly recommended.

LOCATION

The property is located on the crescent forming The Wolds, which is accessed off Green Lane in this extremely popular residential area on the Western side of the village of Cottingham. Lying close to Castle Hill Hospital and between Eppleworth Road and Castle Road, the property is in a convenient location for accessing the broad array of amenities on offer in this large and popular village.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

3'8" x 2'3" (1.12m x 0.69m)
uPVC glass panelled front door with further window to one side and laminate flooring.

HALLWAY

15'6" x 6'10" (4.72m x 2.08m)
Window to side elevation and laminate flooring.

CLOAKROOM

8' x 2'3" (2.44m x 0.69m)
Two piece sanitary suite comprising low level w.c. and built-in vanity unit with tiled top and inset hand wash basin. Window to the side elevation.

LIVING ROOM

15'6" x 12'4" (4.72m x 3.76m)
Open plan into the dining room and with an ornate fireplace having marble hearth and back, laminate flooring and bowed window to the front elevation.

DINING ROOM

10'5" x 9'2" (3.18m x 2.79m)
Patio doors opening into the conservatory.

CONSERVATORY

15'3" x 8'11" (4.65m x 2.72m)
Porcelain tiled floor and uPVC door opening onto the rear garden.

KITCHEN

17'10" x 8'9" (5.44m x 2.67m)
Offering a good range of wall and base storage units with dark wood fronts, laminate work surfaces and ceramic tile splashbacks, five ring ceramic hob, integrated oven, grill, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, windows to both side and rear aspects, tiled floor, newly fitted modern Worcester Bosch boiler and uPVC glass panelled door opening into the carport of the driveway.

FIRST FLOOR

LANDING

BEDROOM 1

15'4" x 10'10" (4.67m x 3.30m)
Fitted wardrobes including dressing table with inset mirror and window to the front elevation.

BEDROOM 2

10'2" x 10'10" (3.10m x 3.30m)
Window to the rear elevation and fitted wardrobes.

BEDROOM 4

7'6" x 8'7" (2.29m x 2.62m)
Window to the front elevation.

BATHROOM 1

8'8" x 7' (2.64m x 2.13m)
Four piece sanitary suite comprising low level w.c., bidet, vanity hand wash basin and shower enclosure. Window to the rear elevation.

BATHROOM 2

6' x 4'9" (1.83m x 1.45m)
Corner shower enclosure, low level w.c., pedestal hand wash basin, heated towel radiator and window to the side elevation.

SECOND FLOOR

BEDROOM 3

13'3" x 12'10" (4.04m x 3.91m)
Velux windows to both front and rear aspects and built-in wardrobes & storage in the eaves.

OUTSIDE

The property is set back from the road with a generous amount of brick sett parking to the front of the house. Steps lead up to the front door. The brick sett drive continues down the side of the property through double wrought iron vehicular gates and under a carport which leads up to the garage. The garage has up-and-over door and is supplied with light and power.

The rear garden is Westerly facing and largely lawned with a fenced perimeter and a number of mature shrubs and trees.

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 D.

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

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 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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