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

QUICK&CLARKE
The Property Specialists

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18 St. Margarets Close, Cottingham HU16 5NG

Offers Over £275,000

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- Traditional semi detached house
- Large beautiful gardens
- Private driveway and parking
- Large reception area
- Fitted kitchen
- Three good sized bedrooms
- First floor four piece bathroom
- Viewing a must!
- EPC - D

Located in a prime cul-de-sac location in this highly desirable residential area, we are delighted to present to the market this exceptional semi detached family home. The property is offered to the market with no forward chain and is a blank canvas for the discerning purchaser to add their own design flair within, offering so much potential for modern family living.

This property has an absolutely stunning large garden which stretches along the rear and side of the house offering great outdoor space for the ever growing family. The property also benefits from a private driveway. In brief the accommodation comprises entrance hallway, lounge dining room, fitted kitchen, and to the first floor three good sized bedrooms and a modern four piece bathroom. Enjoying uPVC double glazing and gas central heating, a viewing has to be booked to avoid missing out on such a great opportunity to acquire this house. Having been owned by the current family for many years, that just proves what a great property and lovely neighbourhood this is.

LOCATION

St. Margarets Close is located off St Margarets Avenue which runs between Eppleworth Road and Castle Road, and is a popular location for families in the Cottingham area. Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway having uPVC double glazed window to the front elevation, staircase leading to the first floor accommodation and access to the understairs storage cupboard which houses the utility meters. A sliding door leads into the dining area.

LOUNGE DINING ROOM

23'1 max x 17'2 max (7.04m max x 5.23m max)
(23'1 decreasing to 9'4 x 17'2 decreasing to 9'10) An L-shaped room with uPVC double glazed walk-in bay window to the front elevation, two uPVC double glazed windows to the rear elevation, and TV aerial point.

BREAKFAST KITCHEN

12'7 x 7'6 (3.84m x 2.29m)
uPVC double glazed window to the front elevation and door to garden. Fitted base and wall cupboards in white with worksurfaces and tiled splashbacks. Electric hob, single electric oven, space and plumbing for washing machine and slimline dishwasher, space for fridge freezer, sink unit. There is an outside WC which is accessed via the door out to the garden.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM 1

13'9 x 12'3 into bay (4.19m x 3.73m into bay)
uPVC double glazed window to the front elevation and fitted cupboard.

BEDROOM 2

11'9 x 9'8 max (3.58m x 2.95m max)
uPVC double glazed window to the rear elevation and fitted cupboards.

BEDROOM 3

12'8 x 7'6 (3.86m x 2.29m)
uPVC double glazed windows to the front and side elevation.

FAMILY BATHROOM

8'7 x 7'2 (2.62m x 2.18m)
Two uPVC double glazed windows to the rear elevation. Modern four piece suite in white enjoys large independent shower cubicle, Jacuzzi spa bath, low level WC and pedestal wash hand basin. Tiling to wet areas.

OUTSIDE

To the front of the property there is an attractive garden with a private driveway providing off street parking.

The garden is simply outstanding! Beautifully tended predominately laid to lawn with an absolute gem of a Magnolia tree which sits proudly with views from the Lounge and Dining room. The vast lawn extends to a superb sized garden with an array of shrubbery and planted boundaries and offering a very good degree of privacy. There is a Timber Summerhouse which is available by separate negotiation. The garden is simply outstanding and great for family living.

There are two timber sheds and a greenhouse.

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

We believe 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 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

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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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.