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
www.quickclarke.co.uk

The MacIntyre Thwaite Street, Cottingham HU16 4QT

Asking price £235,000

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- Contemporary living at its very best
- Stunning open plan living
- Downstairs WC
- THREE double bedrooms
- TWO bathrooms
- Courtyard garden
- Secure On site parking
- Electric charging point
- Ease of access to village centre
- Ready Summer 2021

TWO PLOTS REMAINING!

The very essence of contemporary living, a superb modern design that makes the very best of the available light, with a stunning open plan ground floor design and three double bedrooms arranged over the first and second floor. With secure courtyard parking, this fabulous property is in a superb location for accessing the amenities in the centre of Cottingham village and the railway station. Boasting an extremely high standard of both construction and specification, early interest is invited. The new home owner will also enjoy the benefit of an easy to maintain courtyard garden.

The contemporary styled accommodation enjoys entrance hallway with downstairs WC, stunning open plan living with bi-folds which open in to the courtyard garden. To the first floor the landing leads to TWO double bedrooms and a modern house bathroom. To the second floor is the principal bedroom with en-suite off. Stunning low maintenance garden; perfect place to relax at the end of the day! This property is the show house and is presented to an exquisite standard - an early viewing is a must!

LOCATION

The property is located on the original site of the Railway Inn on the corner of Thwaite Street (B1233) and Beck Bank, just to the south east of the centre of Cottingham. This ideal position not only provides ease of access to the amenities of Cottingham and the railway station, but also directly onto the major road network linking Cottingham with Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

9'6 x 4'4 (2.90m x 1.32m)
Attractive flooring. Staircase to the first floor.

CLOAKROOM

4'6 x 3'4 (1.37m x 1.02m)
Low level WC and wash hand basin set in white contemporary vanity.

LIVING ROOM

18'8 x 9'11 (5.69m x 3.02m)
Superb open plan aspect providing contemporary living at its very best! TV aerial point. Open aspect to:

KITCHEN

15'0 x 8'5 (4.57m x 2.57m)
Contemporary white shaker style base and wall units with under unit lighting and worksurfaces. Single electric fan oven with gas hob and chimney extractor. Built in wine rack. Integrated fridge/freezer, dishwasher and washing machine. Attractive tiled floor. Sliding patio doors open into the garden.

FIRST FLOOR

LANDING

Staircase leading up to the second floor.

BEDROOM 1

13'0 x 9'10 (3.96m x 3.00m)
TV aerial point.

BEDROOM 2

13'0 x 9'6 (3.96m x 2.90m)
TV aerial point.

BATHROOM

6'8x 7'8 (2.03mx 2.34m)
Stunning four piece suite in white enjoying wash hand basin is contemporary unit with drawer storage, panelled bath with complimentary tiled splashbacks, independent shower cubicle with full height tiling and thermostat shower and low level WC. Extractor.

SECOND FLOOR

STUDY AREA

8'10 x 7'5 (2.69m x 2.26m)
Located off the landing and such a useful room for working from home!

BEDROOM 3

13'0 x 12'11 (3.96m x 3.94m)
TV aerial point with access to the:

ENSUITE

6'11x 5'4 (2.11mx 1.63m)
Modern three piece suite in white enjoying wash hand basin set in contemporary vanity unit with storage, independent shower cubicle which is fully tiled with thermostat shower,and low level WC. Extractor.

EXTERNAL

A stunning low maintenance garden which is paved with Astroturf, raised wooden planted border with contemporary pebbled border feature. External power point and lighting.

There is secured parking via electric gates into the development, with parking and also the benefit of an electric charging point.

AGENTS NOTE

The photographs are of the show house and are for illustration purposes only.

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).

VIEWING

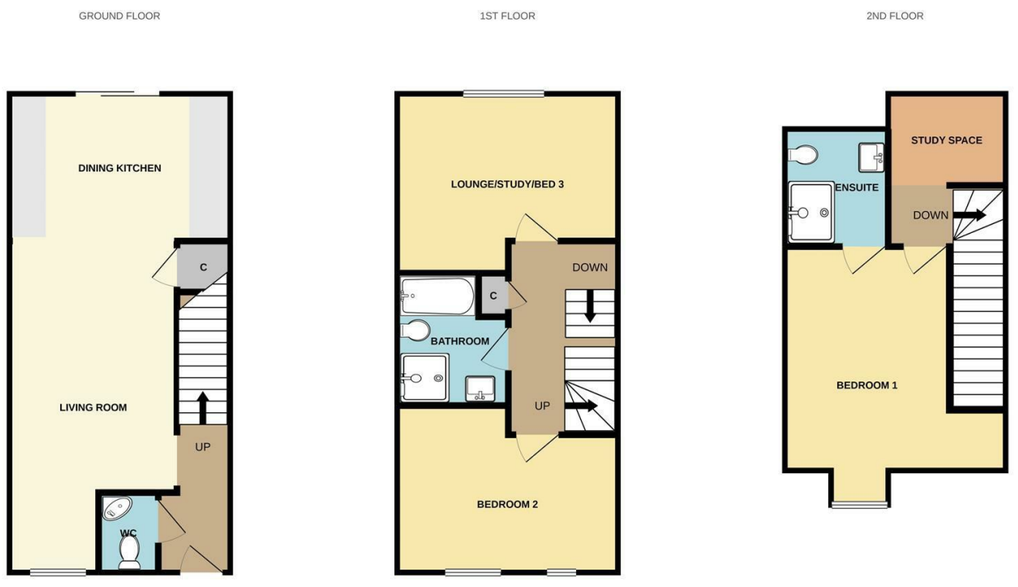
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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 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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