



Quick & Clarke
PROPERTY SPECIALISTS

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37 Southwood Road, Cottingham HU16 5AJ
Offers Over £289,000

- Two reception rooms, Three bedrooms
- Southerly facing garden
- Stunning kitchen & four piece bathroom
- Sought after location between hospital and village centre
- Extensive parking plus garage
- Move in condition
- Open plan livign, dining kitchen
- EPC Rating: TBC
- Council Tax Band: C

Having undergone extensive updating and intelligent re-modelling, this immaculate traditional semi is in move in condition. Boasting a stunning kitchen and a four piece bathroom the property has the flexibility of two reception rooms, three bedrooms and a ground floor w.c. Beautifully styled throughout and greatly benefitting from a southerly facing garden, the property also has extensive parking to the front in addition to a garage and a location which will have wide appeal.

LOCATION

The property is located on the south eastern side of Southwood Road which runs past Castle Hill Hospital and down to the village centre in Cottingham. In an ideal position to access the broad array of amenities in this extremely popular and large village, the property is also very convenient for the major road network and the hospitals.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

12'1" x 7'11" reducing to 6'1" (3.68m x 2.41m reducing to 1.85m)

A light and bright entrance hall with composite front door and with glass panels on either side. Laminate flooring which flows through into the open plan living dining kitchen. Stairs to the first floor with storage cupboard under.

DOWNSTAIRS W.C.

Two piece sanitary suite with close coupled w.c. and corner hung hand wash basin. Modern wall mounted gas boiler.

LOUNGE

12'1" x 10'9" (3.68m x 3.28m)

Attractively styled with bay window to the front elevation and mounting for television on chimney breast.

OPEN PLAN LIVING DINING KITCHEN

26'11" x 18'6" (8.20m x 5.64m)

An extension and re-modelling of the rear of the house has created an attractive open plan living dining kitchen which allows for flexibility of layout.

The kitchen offers a generous range of wall and base storage units with gloss cream fronts and contrasting granite style work surfaces including matching breakfast bar. Four ring electric hob with glass splashback and canopy extractor over. Integrated oven, space and plumbing for fridge freezer, composite sink and drainer, modern style flat panelled radiator, windows to both the side and rear aspect and in the dining/living area patio doors opening out onto the rear garden. Wood burning stove set in a fireplace with brick surround and slate hearth in the dining area,

FIRST FLOOR

LANDING

Window to the side elevation.

BEDROOM 1

12'0" into cupboards x 10'11" (3.66m into cupboards x 3.33m) With a range of built-in wardrobes and window to front elevation.

BEDROOM 2

14'0" x 10'5" (4.27m x 3.18m)

Fitted wardrobes and window to rear elevation.

BEDROOM 3

7'10" x 6'1" (2.39m x 1.85m)

Built-in wardrobe. Window to front elevation.

BATHROOM

8'9" x 7'10" (2.67m x 2.39m)

Four piece sanitary suite comprising panelled bath, vanity hand wash basin with wall mounted mirror with LED lights above, close coupled w.c. with concealed cistern and corner shower. Fully tiled walls. Window to the rear elevation and modern flat panelled radiator.

OUTSIDE

The property has extensive parking to the front which could accommodate up to four cars. With a mixture between gravel and concrete, a shared drive continues down the side of the property to the garage.

The garage is detached from the property with up and over door and further side courtesy door.

The rear garden is southerly facing and enclosed with a timber gate providing access off the driveway. With a flagged seating area immediately adjacent to the kitchen, there is an area of lawn and with steps up to a further covered seating area with its own wood burning stove. Adjacent to that is an area of garden which has been laid under artificial lawn.

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 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



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 areas, volumes, rates and any other facts 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 quantity or efficiency can be given. Made with Metapix 02/05