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Quick & Clarke

PROPERTY SPECIALISTS

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21 Arncliffe Way, Cottingham HU16 5DH

£249,999

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- A well presented, extended semi-detached house
- Popular residential area
- Spacious Lounge Dining Room
- Extended Kitchen Dining Room with Range cooker
- Three Bedrooms
- Modern first floor Bathroom
- Enclosed garden providing great outdoor space
- Driveway and single garage
- Viewing an absolute must!
- EPC: E, Council Tax: C, East Riding Council

Located within the sought-after residential area of Arncliffe Way, Cottingham, this charming extended semi-detached house offers a delightful blend of comfort and convenience. Spanning an impressive 1,036 square feet, the property is ideally situated close to the village centre, providing easy access to local amenities.

Upon entering, you are welcomed by an Entrance Porch that leads into a spacious Hallway. The ground floor features two inviting Reception Rooms, including a Lounge Dining Room that is perfect for both relaxation and entertaining. The heart of the home is undoubtedly the Extended Dining Kitchen, which boasts a Range cooker, making it a dream for any culinary enthusiast.

The first floor comprises three well-proportioned Bedrooms, two of which are fitted, providing ample storage space. A modern House Bathroom completes this level, ensuring that all your needs are met.

Additional highlights of this property include uPVC double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year. Outside, a driveway offers off-street parking and leads to a single garage, providing further convenience. The rear enclosed garden is a wonderful outdoor space, complete with a garden shed, perfect for enjoying the fresh air or tending to your gardening hobbies.

This property is a true gem and viewing is highly recommended to fully appreciate all that it has to offer. Don't miss the opportunity to make this lovely house your new home!

LOCATION
Arncliffe Way is located off The Parkway in Cottingham, which lies within ease of reach of the village centre therefore enjoying local amenities and facilities and easy access to all local schools.

Cottingham is listed as one of the UK's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR
A uPVC door with glazed inserts leads into:

ENTRANCE PORCH
uPVC double glazed windows to the front elevation and door into:

ENTRANCE HALLWAY
14'4" x 6'4" (4.37m x 1.93m)
Wood laminate flooring and staircase leading to the first floor accommodation. Door into:

LOUNGE/DINING ROOM
24'1" x 12'7" decreasing to 9'6" (7.34m x 3.84m decreasing to 2.90m)
uPVC double glazed window to the front elevation, TV aerial point, modern fire surround with electric flame effect fire, and further uPVC double glazed window to the rear elevation.

KITCHEN/DINER
17'9" maximum x 11'2" decreasing to 9'5" (5.41m maximum x 3.40m decreasing to 2.87m)
uPVC double glazed windows to the side and rear elevations and uPVC double glazed door to the garden. An extensive range of ivory gloss finish base and wall units incorporating drawers, wood effect work surfaces and uplifts, space for Range cooker, space for under counter fridge freezer and sink unit with drainer. All beautifully finished with attractive wood laminate flooring.

FIRST FLOOR

LANDING
uPVC double glazed window to the side elevation.

BEDROOM 1
12'3" x 9'1" to wardrobes (3.73m x 2.77m to wardrobes)
uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities.

BEDROOM 2
11'10" maximum x 10'6" (3.61m maximum x 3.20m)
uPVC double glazed window to the rear elevation and fitted cupboard.

BEDROOM 3
8'8" decreasing to 6'7" x 8' (2.64m decreasing to 2.01m x 2.44m)
uPVC double glazed window to the front elevation.

BATHROOM
7'2" x 5'5" (2.18m x 1.65m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising curved bath with curved shower screen and shower over, pedestal wash hand basin and low level w.c. all beautifully finished with full height tiling to contrast.

OUTSIDE
To the front of the property is an open plan low maintenance garden. A driveway which adjoins the neighbour's provides off-street parking for several vehicles and leads down to the garage.

GARAGE
16' x 8'6" (4.88m x 2.59m)
Up-and-over door, power and light.

REAR GARDEN
The rear garden is well tended and again designed for ease of maintenance with a gravelled patio, feature ornamental wall and lawned garden with good size timber garden shed. The rear garden offers 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.

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

GROUND FLOOR



1ST FLOOR



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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