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

QUICK & CLARKE
The Property Specialists

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Birch Cottage, 73 St. Margarets Avenue, Cottingham HU16

£435,000

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- Spacious Four bedroom detached house
- Attractive bespoke design
- Great flexibility of layout
- No onward chain
- Off-street parking and double garage
- Superb location between hospital and amenities
- Three reception rooms
- Two bathrooms
- EPC Rating: C
- Council Tax Band: G

A deceptively spacious and attractively laid out four bedroom family house situated on a large plot approaching a quarter of an acre (0.22 acre). Offered to the market with no onward chain and in a superb location on the Western side of Cottingham convenient for the amenities, the hospital and the major road network.

Boasting three reception rooms in addition to the kitchen and conservatory, the property has a great flexibility of living space and has four bedrooms to the first floor, the master bedroom having its own en-suite bathroom.

With extensive gardens, off-street parking and a double garage viewing of the property is highly recommended.

LOCATION

The property is located on the Eastern side of St. Margaret's Avenue close to its junction with Castle Road. This superb position not only provides ease of access to the very broad array of amenities in the village centre but also to Castle Hill Hospital which lies relatively close by.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

6'11" x 2'5" (2.11m x 0.74m)
Timber front door with ornate glass panel and windows either side. Porcelain tiled floor.

ENTRANCE HALL

19'3" x 11'11" (5.87m x 3.63m)
A large and welcoming entrance hall with stairs to the first floor and large cloak cupboard.

LIVING ROOM

27'8" x 14'4" (8.43m x 4.37m)
A very spacious room which benefits from windows to three aspects and patio doors leading into the conservatory. A dark wood fireplace houses a gas living flame fire with tiled surround.

CONSERVATORY

11' x 9'6" (3.35m x 2.90m)
Porcelain tiled floor and French doors opening onto the garden.

DINING ROOM

15'5" x 13'7" (4.70m x 4.14m)
Double timber glass panelled doors from the entrance hall and patio doors opening into the garden.

BREAKFAST KITCHEN

19'6" x 11'4" (5.94m x 3.45m)
Offering a range of wall and base storage units with cream fronts, contrasting laminate work surfaces and ceramic tile splashbacks, four ring Neff hob with extractor over, integrated dishwasher and fridge, space and plumbing for freezer, door onto the rear garden and windows to both rear and side aspects. Space for breakfast table and chairs.

UTILITY ROOM

8'8" x 8'9" (2.64m x 2.67m)
Base and larder storage units, composite sink and drainer, wall mounted modern Worcester Bosch boiler and door leading onto the driveway.

STUDY

13'10" x 8'8" (4.22m x 2.64m)
Window to both front and side aspects, and fireplace housing a gas fire.

CLOAKS

7'3" x 4'4" (2.21m x 1.32m)
Two piece sanitary suite comprising vanity unit with back to the unit w.c. and semi-recessed hand wash basin, tiled splashback and window to the front elevation.

FIRST FLOOR

LANDING

Shelved out airing cupboard housing the hot water tank and further large storage cupboard.

BEDROOM 1

17'7" reducing to 14' x 12'3" (5.36m reducing to 4.27m x 3.73m)
Extensive range of built-in wardrobes and window to the front elevation.

EN-SUITE BATHROOM

7'7" x 7'2" (2.31m x 2.18m)
Three piece sanitary suite comprising low level w.c., pedestal hand wash basin, panelled bath, chrome heated towel rail, tiled walls and window to the front elevation.

BEDROOM 2

15'8" reducing to 13'2" x 11'7" (4.78m reducing to 4.01m x 3.53m)
Fitted wardrobes and window.

BEDROOM 3

12'5" x 9'2" (3.78m x 2.79m)
Window to the front elevation and fitted wardrobes.

BEDROOM 4

17'6" x 7'6" (5.33m x 2.29m)
Window to the rear elevation, fitted wardrobes and door opening into further storage room 7'6" x 5'10".

HOUSE BATHROOM

A three piece sanitary suite comprising vanity unit with WC, semi recessed hand wash basin and shower enclosure, partially tiles and window to side aspect.

OUTSIDE

The property is attractively positioned in the centre of this large 0.22 acre plot. Largely lawned, a brick sett drive leads through the double gates continuing down the side of the property to the double garage. To the front there is a flower bed with a number of ornamental shrubs and trees.

The rear garden is generously sized and largely lawned with a patio area adjacent to the dining room and the kitchen and which is also accessed off the drive through a timber gate.

GARAGE

18'9" x 18'10" (5.72m x 5.74m)
Double electric up-and-over door, side courtesy door and window, further storage in the roof space and supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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

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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.