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

QUICK & CLARKE
The Property Specialists

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19 Cedar Avenue, Cottingham HU16 4AL

Guide Price £310,000

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- Spacious semi-detached family home
- Head of cul-de-sac location
- Close to village centre
- Two reception rooms
- Superb kitchen
- Four bedrooms
- Two bathrooms
- Landscaped gardens
- Private driveway
- EPC: D

Enjoying a prime cul-de-sac location just tucked away from Cottingham village centre, we are delighted to present to the market this exceptional, semi-detached family home. Offering well proportioned and superbly presented accommodation throughout. the property enjoys entrance hallway, spacious through lounge, dining room/sitting room, contemporary fitted kitchen with built-in appliances and to the first floor there are four bedrooms and two bathrooms. The gardens are beautifully landscaped to the front and rear and designed for ease of maintenance, and there is a brick garden store. There is private parking for several vehicles to the front of the property. Simply ready to turn the key and move into, viewing is a definite must.

LOCATION

Cedar Avenue is located off South Street in Cottingham within walking distance of the village centre.

Cottingham wears the proud title of Europe's largest village 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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A contemporary composite grey door with glazed inserts and feature handle leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and access to the under stairs storage cupboard.

LOUNGE

23'7" into bay x 11'8" (7.19m into bay x 3.56m)
uPVC double glazed bay window to the front elevation and uPVC sliding patio doors opening out into the rear garden, white Adam style fire surround incorporating a living flame gas fire and TV aerial point.

DINING ROOM

15' x 8'9" (4.57m x 2.67m)
uPVC double glazed window to the front elevation.

KITCHEN

15'7" decreasing to 7'11" x 13'4" maximum (4.75m decreasing to 2.41m x 4.06m maximum)
uPVC double glazed bay window to the rear elevation, uPVC door to the garden and uPVC double glazed window to the side elevation, an extensive range of Ivory gloss base and wall units with large storage drawers all beautifully complemented by granite work surfaces, stainless steel double electric oven with stainless steel gas hob and extractor, one and a quarter bowl sink unit with drainer, integrated dishwasher and space for fridge freezer.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

13'3" decreasing to 11'3" x 11'10" maximum (4.04m decreasing to 3.43m x 3.61m maximum)
uPVC double glazed window to the front elevation, modern fitted wardrobes providing hanging and storage facilities with units and drawers.

BEDROOM 2

10'2" x 9'5" plus door well (3.10m x 2.87m plus door well)
uPVC double glazed window to the rear elevation and fitted storage cupboard.

BEDROOM 3

13'5" x 8'9" maximum (4.09m x 2.67m maximum)
uPVC double glazed window to the front elevation.

BEDROOM 4

10'3" x 5'10" to wardrobes (3.12m x 1.78m to wardrobes)
uPVC double glazed window to the rear elevation and modern fitted wardrobes providing hanging and storage facilities.

FAMILY BATHROOM

8' x 5' (2.44m x 1.52m)
uPVC double glazed window to the rear elevation, cupboard with space and plumbing for a washing machine, three piece modern suite in white comprising low level w.c., pedestal wash hand basin and panelled bath. Tiled splashbacks to wet areas.

SHOWER ROOM

uPVC double glazed window to the front elevation, pedestal wash hand basin and independent shower cubicle with extractor and tiled splashbacks.

OUTSIDE

To the front of the property a private driveway provides off-street parking for several vehicles. The small open aspect front garden is landscaped with an array of shrubs and plants.

A side gate leads into the rear garden, which is beautifully designed for ease of maintenance and provides great outdoor space with a kaleidoscope of colour and texture, a mediterranean themed seating area with tiled floor, a further paved seating area and a brick store with power and light laid on. This could easily be adapted for working from home, or to provide a great summer house.

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

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.

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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