



QUICK & CLARKE
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20 Linden Avenue, Cottingham HU16 4HJ
£265,000

- Period townhouse
- Walking distance to village centre
- Beautifully presented
- Three double bedrooms
- Three reception areas
- Host of original features
- Beautiful garden
- Parking
- Viewing a must
- EPC: D

THE PROPERTY

Located within this highly desirable and popular residential area within walking distance of the village centre, we are delighted to present to the market this exceptional period townhouse. Beautifully presented throughout, enjoying uPVC double glazing and gas central heating, the accommodation enjoys two reception rooms, modern fitted living dining kitchen, rear utility room with downstairs cloakroom and conservatory enjoying splendid views over the rear garden. To the first floor there are three double bedrooms and a modern bathroom. The beautifully tended gardens really complement this property and create the perfect backdrop, and there is garage access via the tenfoot. Viewing is a must to fully appreciate this exceptional family home.

LOCATION

Linden Avenue is located off Northgate which is within walking distance of the village centre and has ease of access to the train station. Cottingham wears the proud title of the UK'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

ENTRANCE HALLWAY

A door with glazed inserts leads into a welcoming entrance hallway having staircase with spindle balustrade leading to the first floor accommodation and access to the understairs storage cupboard which houses the utility meters.

LOUNGE

14'0" into bay decreasing to 12'2" x 12'7" (4.27m into bay decreasing to 3.71m x 3.84m)
uPVC double glazed walk-in bay window to the front elevation, TV aerial point, recessed log burner with rustic oak beam. Double doors lead into the sitting room.

SITTING ROOM

12'2" x 10'7" (3.71m x 3.23m)
uPVC double glazed window overlooking the rear garden.

LIVING DINING KITCHEN

19'3" x 9'9" decreasing to 8'3" (5.87m x 2.97m decreasing to 2.51m)
uPVC double glazed window to the side elevation. To the living dining area is a period storage cupboard. A peninsular base unit divides this area from the kitchen, with the kitchen having a host of modern ivory shaker style base and wall units with worksurfaces and tiled splashbacks. Gas central heating boiler, provision for gas cooking, sink unit with drainer and mixer tap. Door leads into the utility room.

UTILITY ROOM

8'10" decreasing to 6'3" x 7'1" (2.69m decreasing to 1.91m x 2.16m)
uPVC double glazed window to the side elevation, fitted base units with sink unit, space and plumbing for washing machine, space for tumble drier.

DOWNSTAIRS WC

Low level WC and stained glass window to the rear.

CONSERVATORY

8'11" x 7'6" (2.72m x 2.29m)
Of a uPVC and brick construction with French doors opening out into the rear garden.

FIRST FLOOR

LANDING

A split level landing with storage cupboard.

BEDROOM 1

13'6" x 11'11" (4.11m x 3.63m)
uPVC double glazed bay window and window to the front elevation and two walk-in wardrobes.

BEDROOM 2

12'1" x 10'9" decreasing to 9'5" (3.68m x 3.28m decreasing to 2.87m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

9'11" decreasing to 7'7" x 11'6" into bay (3.02m decreasing to 2.31m x 3.51m into bay)
Situated to the rear of the property, uPVC double glazed bay window to the rear elevation, fitted storage cupboard and vanity unit housing a wash hand basin.

FAMILY BATHROOM

9'0" x 5'11" (2.74m x 1.80m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys panelled bath with shower over and shower screen, pedestal wash hand basin and low level WC. Beautifully tiled to full height with feature border and decor tiling.

OUTSIDE

To the front of the property is an enclosed cottage style garden with path leading to the front door. The rear garden, being west facing, is beautifully presented with an array of shrubbery and plants creating a kaleidoscope of colour and texture. A lawned garden leads down to a pond. At the head of the garden is a garage which is used as a store. This is accessed via the tenfoot.



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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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. Made with Metreplex 02/08