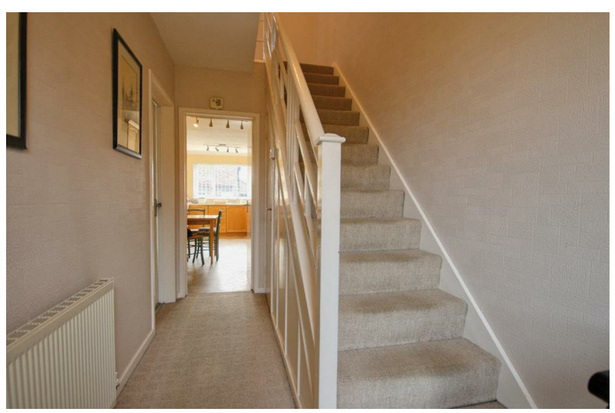

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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# 9 South Street, Cottingham HU16 4AH

**£249,950**

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- Semi-detached family house
- Village centre location
- Well-presented throughout
- Three reception areas
- Three bedrooms
- First floor bathroom/downstairs WC
- South facing garden
- Driveway and garage to rear
- Council tax band C
- EPC: D

Located a stone's throw from the village centre of Cottingham in a popular residential area and enjoying a superb south facing rear garden, we are delighted to offer to the market this well-presented and extended semi-detached family home. Having been occupied by the same owner for many years, this truly speaks volumes about not only what a lovely property it is, but also what a great area it's in.

The property has been well-maintained and enjoys uPVC double glazing and gas central heating and in brief comprises entrance hall, downstairs WC, lounge with modern fireplace, dining room, French doors to sitting room, kitchen and breakfast area with built-in appliances. To the first floor there are three bedrooms and a modern house bathroom. The beautifully tended gardens encase the property and there is a private driveway leading to the detached garage.

It goes without saying that viewing is a must on this truly exceptional property.

## LOCATION

South Street lies within walking distance of the village centre of Cottingham which is said to be the largest village in England. Located on the northern outskirts of Hull and only 6 miles from the historic market town of Beverley, you are surrounded by places of interest and with its own train station and local bus services, you can easily enjoy all that the area has to offer. Its location places it on a most convenient route for commuting to work, for city centre shopping and for leisure and entertainment. The M62 and Humber Bridge routes are easily accessed. The village itself has so much to offer with two primary schools and Cottingham High School, with Hymers College and Hull Collegiate within reach. With local shops, eateries and two supermarkets Cottingham is a popular location for all.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

## ENTRANCE HALL

A timber door with glazed inserts leads into entrance hallway having staircase leading to the first floor accommodation.

## DOWNSTAIRS WC

Two piece suite having pedestal wash basin and low level WC.

## LOUNGE

17'4 into bay decreasing to 14'9 x 11'6 (5.28m into bay decreasing to 4.50m x 3.51m)
uPVC double glazed walk-in bay window to the front elevation, modern granite fire surround with living flame gas fire, coving to ceiling and TV aerial point. A feature archway leads into:

## DINING ROOM

9'8 x 9'2 (2.95m x 2.79m)
Double doors opening into the living dining kitchen.

## LIVING DINING KITCHEN

19'5 max x 18'1 max (5.92m max x 5.51m max)
(19'5 decreasing to 9'6 x 18'1 decreasing to 7'11) uPVC French door with side window opening out into the rear garden along with uPVC double glazed windows to the side and rear elevation. To the kitchen area there is a good range of traditional oak base and wall units with worksurfaces and splashbacks, 1 1/4 bowl sink and drainer, ceramic hob with electric double oven, space and plumbing for washing machine and space for fridge freezer.

## FIRST FLOOR

## LANDING

Access to loft.

## BEDROOM 1

14'6 into bay x 10'9 (4.42m into bay x 3.28m)
uPVC double glazed bay window to the front elevation and fitted storage cupboard.

## BEDROOM 2

12'1 x 9'9 plus doorwell (3.68m x 2.97m plus doorwell)
uPVC double glazed window to the rear elevation and airing cupboard.

## BEDROOM 3

8'9 max x 6'10 (2.67m max x 2.08m)
uPVC double glazed oriel style bay window to the front elevation.

## BATHROOM

7'10 x 5'4 (2.39m x 1.63m)
Two uPVC double glazed windows to the rear elevation. Three piece modern suite in white enjoys low level WC, pedestal wash basin and panelled bath with shower over. Tiled to wet areas with attractive decor border tiling, towel radiator and wood effect vinyl flooring.

## EXTERNAL

The property is encased on three sides by gardens predominantly laid to lawn with planted borders. The rear south facing garden is well-tended and of good proportions with a patio area providing great outdoor space. At the head of the garden there is a private driveway providing off-street parking and leading to the detached single garage which has up & over door along with a side window and personnel door providing access into the garden.

## 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 C.

## VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

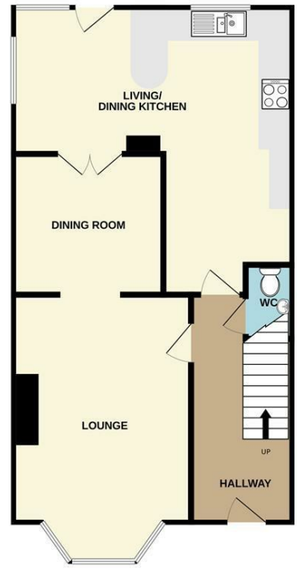
## FINANCIAL SERVICES

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 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

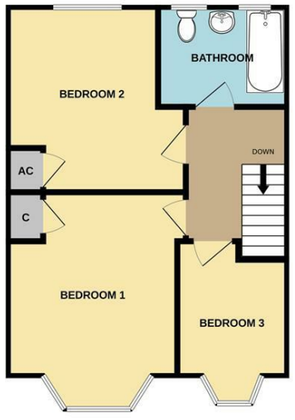
## EPC RATING

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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