



**5 Priory Crescent, Cottingham HU16 4SB**  
**Offers Over £345,000**

- Prime cul-de-sac location
- A simply outstanding traditional semi detached house
- Two reception rooms
- Breakfast kitchen with bi-folding doors
- Three bedrooms (two fitted)
- Modern four piece bathroom
- Stunning large WEST facing garden
- The garden has been part of Cottingham Open Gardens
- Driveway and garage with workshop
- EPC - E

Enjoying one of the finest addresses in Cottingham, we are delighted to present to the market this truly outstanding 1930's traditional bay fronted semi detached house. Occupying a prime position on this small exclusive cul-de-sac just nestled off Priory Road and within ease of reach to the village centre. With empathetically stylish elevations throughout, this key turn family house now awaits its new owners. Enjoying uPVC double glazed windows and gas central heating, the meticulous accommodation enjoys entrance hallway with WC off, two reception rooms (one with log burner), modern fitted breakfast kitchen with built-in appliances and bi-folding doors with small utility area off. To the first floor the landing leads to THREE bedrooms and a modern four piece bathroom.

The stunning good sized gardens have been home to the Cottingham Open Gardens for many years. Beautifully styled to provide tranquillity, space for outdoor entertainment and a summerhouse which drinks in all the garden has to offer! A garden for all seasons! Seeing is truly believing, not only the meticulously presented house but the outside areas! There is a private driveway providing off street parking and leading to the single garage with workshop attached. An exceptional property in an equally exceptional location and a viewing is simply a must!

#### LOCATION

Priory Crescent is located close to the roundabout as you enter Priory Road and is a small cul-de-sac with ease of access into the village centre. Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

14'3 x 7'11 plus recess (4.34m x 2.41m plus recess)  
An attractive sage green composite door with glazed inserts leads into the entrance hallway. Staircase with balustrade leading to the first floor accommodation and uPVC double glazed window to the side elevation. Door into WC.

##### DOWNSTAIRS WC

uPVC double glazed window to the side elevation. Two piece suite in white enjoys low level WC and pedestal wash hand basin. Tiled splash backs.

##### LOUNGE

15'1 max x 13'1 (4.60m max x 3.99m)  
(15'1 into bay decreasing to 12'11 x 13'1) uPVC double glazed walk-in bay window to the front elevation, attractive recessed log burner, coving to ceiling and TV aerial point. Two bespoke fitted base cupboards in to chimney recess.

##### SITTING ROOM

13'5 x 10'10 (4.09m x 3.30m)  
uPVC double glazed French doors leading out into the rear garden with side windows, attractive period fireplace with beautiful ornate tiled back and tiled hearth incorporating living flame gas fire, picture rail, coving to ceiling and TV aerial point. This room enjoys undisturbed views over the rear garden.

##### BREAKFAST KITCHEN

16'8 x 8'10 (5.08m x 2.69m)  
uPVC double glazed window to the side elevation and uPVC double glazed bi-fold doors opening out into the rear garden. This really is a room with a view! An extensive range of white gloss soft close base and wall cupboards incorporating large storage drawers. There is a host of built-in appliances which include dishwasher, fridge freezer, Neff oven with hob and feature extractor. 1 1/4 bowl sink unit with drainer and mixer tap, cupboard housing the gas central heating boiler. A door leads into the utility room. Breakfast bar area.

##### UTILITY ROOM

6'9 x 4'9 (2.06m x 1.45m)  
uPVC double glazed window to the front elevation and door to garden. Space and plumbing for washing machine.

##### FIRST FLOOR

##### LANDING

uPVC double glazed window to the side elevation.

##### BEDROOM 1

15'4 into bay x 11'10 (4.67m into bay x 3.61m)  
uPVC double glazed walk-in bay window to the front elevation, bespoke fitted wardrobes, bedside wall lights.

##### BEDROOM 2

12'11 x 10'9 (3.94m x 3.28m)  
uPVC double glazed window to the rear elevation, bespoke fitted wardrobes.

##### BEDROOM 3

8'8 x 7'11 (2.64m x 2.41m)  
uPVC double glazed window to the front elevation.

##### BATHROOM

8'11 x 7'1 (2.72m x 2.16m)  
uPVC double glazed window to the rear elevation. A beautiful four piece suite in white enjoys panelled bath, pedestal hand wash basin set in vanity, low level WC and Matki shower cubicle with electric shower within, all beautifully tiled to wet areas.

##### EXTERNAL

To the front of the property there is a meticulously tended garden with beautiful planted areas. A private driveway provides ample off street parking and leads down to the detached garage and workshop. Being of a great size and providing superb storage and workshop facilities, with up & over door, power and light, and side personnel door leading into the rear garden.

The rear west facing garden is of excellent proportions. Absolutely beautifully landscaped to exacting standards, indeed this garden has been part of the annual Cottingham Open Gardens event. With a variety of plants and shrubbery providing a kaleidoscope of colour and texture through all seasons, and offering a really good degree of privacy. There is a beautiful 1930's timber summerhouse providing great outdoor space and seating to drink in the views of the garden. The sweeping lawn is meticulously presented and there is an ample outside patio area.

##### 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

We believe 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 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.



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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