



Quick & Clarke

PROPERTY SPECIALISTS

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44 Morris Croft, Cottingham HU16 5GU
£240,000

- Modern semi-detached house
- Located in popular development
- Spacious lounge area
- Modern dining kitchen
- Principal bedroom with ensuite
- South-westerly facing garden and Private parking at front
- Three comfortable bedrooms
- Two modern bathrooms
- Viewing highly recommended
- Council Tax Band: C EPC Rating: B

Nestled in the heart of the highly sought-after Morris Croft development in Cottingham, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms and two bathrooms, this property is ideal for couples or young families or those seeking extra space.

Upon entering, you are welcomed by entrance hall leading to a convenient WC. The spacious lounge provides a perfect setting for relaxation and entertaining, while the modern fitted dining kitchen is a chef's delight, complete with a range of built-in appliances that make cooking a pleasure.

The first floor boasts three inviting bedrooms, with the principal bedroom featuring an ensuite shower room for added privacy and convenience. A stylish house bathroom serves the other two bedrooms, ensuring that all family members have their own space.

Outside, the property benefits from private parking at the front, making it easy for residents and guests alike. The rear garden, which faces south-west, is enclosed, providing a safe and sunny outdoor space for children to play or for hosting summer gatherings.

This property is not only well-presented but also offers all the advantages of modern living in a desirable location. Viewing is highly recommended to fully appreciate the charm and functionality of this wonderful home.

LOCATION

Located off Poppy Fields which in turn is located off Harland Way in Cottingham within ease of reach of the village centre.

Cottingham is listed as one of the UK's largest villages 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into entrance hallway with door into lounge and door to downstairs cloaks.

CLOAKROOM

Two piece suite in white having low level w.c. and pedestal wash hand basin.

LOUNGE

16'1" x 15'2" decreasing to 11'10" (4.90m x 4.62m decreasing to 3.61m)
uPVC double glazed window to the front elevation. TV aerial point. uPVC double glazed window to the side elevation. A door leads into the breakfast kitchen.

BREAKFAST KITCHEN

15'0" x 10'6" (4.57m x 3.20m)
uPVC double glazed French doors leading out into the rear garden. Access to understairs storage cupboard and uPVC double glazed window to the rear elevation. An extensive range of white base and wall units with contrasting work surfaces and contemporary tiled splashbacks with attractive contemporary under unit lighting. Cupboard housing gas central heating boiler. Stainless steel gas hob with stainless steel single electric oven, glass splashback and stainless steel chimney extractor. Space and plumbing for washing machine. Integrated dishwasher and integrated fridge freezer.

FIRST FLOOR

LANDING

With access to loft. Access to linen cupboard.

BEDROOM 1

13'10" max x 8'6" max (4.22m max x 2.59m max)
uPVC double glazed window to the front elevation. Door into en-suite.

EN-SUITE

4'8" x 4'4" plus shower (1.42m x 1.32m plus shower)
uPVC double glazed window to the side elevation. Three piece modern suite in white enjoys independent shower cubicle, pedestal wash hand basin and low level w.c. with complementary tiled splashbacks to wet area. Extractor.

BEDROOM 2

10'4" x 8'7" (3.15m x 2.62m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

8'10" x 6'3" (2.69m x 1.91m)
uPVC double glazed window to the front elevation.

FAMILY BATHROOM

6'3" x 5'7" (1.91m x 1.70m)
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys panelled bath, pedestal wash hand basin and low level w.c. Complementary tiled splashbacks to bath area and extractor.

OUTSIDE

To the front of the property is attractive block sett paving for up to two cars.

The rear garden is well tended and of a southerly aspect predominantly laid to lawn with stocked borders with a gravelled seating area located to the top left hand side of the garden providing great outdoor space.

AGENT'S NOTE

We understand there is an annual management fee payable of £124.40 payable to Allertons Management in respect of maintenance of the green spaces and play park 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).

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



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.

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