



QUICK & CLARKE
The Property Specialists

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19 Oakdene, Cottingham HU16 5AS
£239,950

- Beautifully presented property
- Two reception rooms
- Three bedrooms
- Modern kitchen and bathroom
- Very close to village centre
- Off-street parking and garage
- Private rear garden
- EPC: E

THE PROPERTY

A fabulous and beautifully presented family house offering three bedrooms and in a superb and convenient location within easy reach of all of the amenities in the centre of Cottingham. Boasting off-street parking with garage, the property has a light, bright and welcoming feel with two reception rooms, modern kitchen and bathroom. The front and rear gardens are established to the point that they provide a good level of privacy, and viewing is highly recommended.

LOCATION

The property is located on the extremely popular road forming Oakdene which links the southern side of Cottingham to the village centre. Accessed directly off South Street, the property is in a very convenient location for all of the amenities of Cottingham.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A feature arched timber glass panelled front door befitting of the age of the property. Stained and varnished floorboards create a light and bright feel. Stairs lead to the first floor accommodation and there is a storage area under.

LIVING ROOM

14'10" x 11'7" (4.52m x 3.53m)

A large room with stained and varnished floorboards and a bay window to the front elevation. An electric stove sits in a decorative fireplace with oak mantle and slate hearth. A wide archway leads through into the dining room.

DINING ROOM

9'8" x 9'0" (2.95m x 2.74m)

Allowing flexibility of use and currently used as a dining room with window to the rear elevation, a continuation of the stained and varnished floorboards, oak glass panelled door through into the kitchen.

KITCHEN

14'3" x 7'0" (4.34m x 2.13m)

A modern kitchen fitted only two years ago, with contemporary grey coloured units and solid oak butchers block worksurfaces. Inset Belfast sink, four ring stainless steel gas hob with matching extractor over, integrated oven, washing machine and dishwasher. Attractive oak shelves, luxury vinyl floor, window overlooking the garden, and door leading through into the sun room.

SUN ROOM

uPVC glass panelled door opening onto the rear garden and window to one side, a continuation of the luxury vinyl flooring.

GROUND FLOOR WC

Wall-hung hand wash basin and low level WC, window to side elevation and continuation of the luxury vinyl floor.

FIRST FLOOR

LANDING

BEDROOM 1

12'3" x 11'0" (3.73m x 3.35m)

Bay window to the front elevation and built-in cupboard.

BEDROOM 2

11'5" x 9'7" (3.48m x 2.92m)

Window to the rear elevation and built-in cupboard housing the two boilers, one which controls heating of the hot water, and one controls the central heating.

BEDROOM 3

8'0" x 6'9" (2.44m x 2.06m)

Oriel window to the front elevation.

BATHROOM

7'9" x 5'6" (2.36m x 1.68m)

A modern three piece suite sanitary suite comprising panelled bath with shower over and glass screen, low level WC and attractive vanity unit with marble top and recessed hand wash basin. Heated towel rail, window to the rear elevation and laminate flooring.

OUTSIDE

The property is set back from the road with an attractive garden to the front which is mainly lawned with a number of mature shrubs and trees which provide for a good level of privacy. Double wrought iron gates lead onto a drive which continues down the side of the property and provides ample parking for a number of cars.

GARAGE

A detached brick garage with up & over door, supplied with light and power. A personnel door provides access from the rear garden and there is a window and opportunity for storage in the roofspace.

REAR GARDEN

The rear garden is very private with a number of mature shrubs and trees including a specimen monkey puzzle tree. There is a patio area adjacent to the rear of the house which leads out onto a largely lawned 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 (to 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 pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

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 floorplans 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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