



**QUICK & CLARKE**  
The Property Specialists

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**22 Jesmond Road, Cottingham HU16 4NG**  
**£229,950**

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

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- Modernised semi-detached house
- Superbly presented throughout
- Two double bedrooms
- Stunning four piece bathroom
- Spacious lounge dining room
- Modern fitted kitchen and utility
- Downstairs WC
- Enclosed garden
- Private parking to the front
- Council Tax Band: B EPC Rating: D

Located within this highly regarded residential area and enjoying a head of cul-de-sac position we are delighted to present to the market this modernised traditional semi-detached family home. The property has no onward chain and in brief enjoys entrance hallway with downstairs w.c., a spacious lounge dining room with modern fireplace, newly fitted kitchen leading onto a utility room and to the first floor there are two double bedrooms and a superb newly fitted bathroom. To the front of the property there is private parking for several vehicles and a pedestrian side entrance leads down into the enclosed garden. This property is an ideal purchase for you to move into and enjoy living in a great position within the heart of the village to which an early viewing is a definite must.

## LOCATION

Jesmond Road is located off New Village Road with easy access via a pathway leading directly to the Cottingham railway station and the centre of the village.

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 white uPVC door with glazed inserts leads into the entrance hallway having uPVC double glazed window to the side elevation and staircase leading to the first floor accommodation.

### WC

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

### LOUNGE DINING ROOM

22'0" max 10'2" max decreasing to 8'8" (6.71m max 3.10m max decreasing to 2.64m)  
With uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed window enjoying views over the rear garden. Recessed fireplace with flame effect, log burner style, fire and TV aerial point.

### KITCHEN

10'10" x 7'5" (3.30m x 2.26m)  
uPVC double glazed window to the side elevation. Newly fitted base and wall units in ivory with contrasting wood work surfaces and coordinated splashbacks. Hob and single electric oven. Integrated fridge and freezer, standalone fridge, slimline dishwasher and microwave. Sink unit with drainer. Space and plumbing for washing machine. Access into the utility room.

### UTILITY ROOM

uPVC door to garden and uPVC double glazed window to side elevation.

### FIRST FLOOR

#### LANDING

With uPVC double glazed window to the side elevation.

#### BEDROOM 1

13'3" x 9'8" (4.04m x 2.95m)  
Two uPVC double glazed windows to the front elevation. Fitted wardrobe providing hanging and storage facilities.

#### BEDROOM 2

10'5" x 8'8" (3.18m x 2.64m)  
With uPVC double glazed window to the rear elevation.

#### BATHROOM

7'11" x 7'5" (2.41m x 2.26m)  
uPVC double glazed window to the side elevation. Beautiful modern four piece suite, panelled bath, twin basins set in two drawer vanity, shower cubicle and low level w.c. Tiled splashbacks.

### OUTSIDE

To the front of the property there is private parking for several vehicles. A side pedestrian access has gated entry down into the rear garden.

The rear garden is predominantly laid to lawn with borders and offers a relatively good degree of privacy. There is also a garden shed.

### 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 majority 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](mailto: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.

Whilst every attempt has been made to ensure the accuracy of the description 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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