



**QUICK & CLARKE**  
The Property Specialists

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**9 Quebec Drive, Cottingham HU16 5EN**  
**Offers Over £240,000**

- Modern semi-detached house
- Superb family accommodation
- uPVC double glazed windows, soffits and fascias
- Gas central heating
- Breakfast Kitchen
- Conservatory
- Spacious Lounge Dining Room
- Three Bedrooms and first floor Bathroom
- Good size Garage & Gardens
- EPC: D

Enjoying a prime head of cul-de-sac location and presented to the market with no chain. This spacious, versatile semi-detached family home awaits its new owners to enjoy living there as much as the current family have. Benefiting from uPVC double glazing and gas central heating the well presented accommodation enjoys Entrance Hallway with WC off, spacious Lounge/Dining Room, Breakfast Kitchen and Conservatory enjoying views over the rear garden. To the first floor the landing leads to THREE Bedrooms and a modern House Bathroom. The garden is of good proportions and provides great outdoor space. The driveway provides off street parking and leads down to the good sized Garage. Viewing is a must to full appreciate what a gem of a property this truly is!

## LOCATION

Quebec Drive is located off Canada Drive via Burton Road from Castle Road. 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

A uPVC double glazed door with glazed insert leads in the hallway. Staircase leads to the first floor accommodation. Door opens into:

#### WC

uPVC double glazed window to the side elevation. Modern white two piece suite having low level WC and pedestal wash hand basin.

#### LOUNGE / DINING ROOM

24'9" x 10'10" decreasing to 9'10" (7.54m x 3.30m decreasing to 3.00m)

With uPVC double glazed window to the front elevation. Sliding patio doors lead from the dining area into the conservatory. TV aerial point. Adam style fireplace with marble back and hearth incorporating living flame gas fire.

#### BREAKFAST KITCHEN

15'9" x 9'8" (4.80m x 2.95m)

uPVC double glazed window to the side elevation. Modern fitted white base and wall units with coordinating worksurfaces and splashbacks. 1 1/4 bowl sink unit with drainer. Space and plumbing for washing machine and space for fridge freezer. Space and provision for cooking. Tiled effect wood laminate flooring,

#### CONSERVATORY

12' x 9'3" (3.66m x 2.82m)

Being of a uPVC and brick construction with French doors opening out into the rear garden.

### FIRST FLOOR

#### LANDING

Doors opening in to:

#### BEDROOM 1

11'6" x 8'7" to wardrobes (3.51m x 2.62m to wardrobes)

With uPVC double glazed window to the rear elevation. Fitted wardrobes providing hanging and storage space.

#### BEDROOM 2

10'11" x 7'11" (3.33m x 2.41m)

With uPVC double glazed window to the front elevation. Sliding wardrobe providing hanging and storage facilities.

#### BEDROOM 3

9'9" x 7'5" (2.97m x 2.26m)

With uPVC double glazed window to the side elevation. Access to the eaves. Fitted cupboard.

#### BATHROOM

6'9" x 5'5" (2.06m x 1.65m)

With uPVC double glazed window to the side elevation. Modern three piece suite in white enjoying panelled bath, pedestal wash hand basin set in vanity and low level WC.

### EXTERNAL

To the front of the property is a good size lawed garden. A side block sett driveway provides superb off street parking and leads to the garage.

To the rear of the property is a generous sized garden which has patio area leading onto the well maintained lawn with borders.

### GARAGE

17'10 x 12'

Being of a prefabricated construction with electric up and over door, power and light. Vehicle inspection pit.

### 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 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.



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 errors, 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 specifications shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 02/02