



QUICK & CLARKE
The Property Specialists

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9 Lawns Garth, Cottingham HU16 5RQ
£189,950

- Great location!
- No Chain!
- Semi-detached family home
- Two receptions
- Three DOUBLE bedrooms
- First floor bathroom and separate WC
- Good size garden
- Driveway and integral garage
- Viewing is a must!
- EPC: awaited

THE PROPERTY

This aesthetically pleasing semi-detached family home is presented to the market with no chain. Having been lovingly owned for 50 years which truly speaks volumes about what a superb house and area this is! Enjoying uPVC double glazing and central heating the well presented accommodation enjoys entrance hallway, kitchen, lounge with fireplace and opening into the dining area. To the first floor the landing leads to THREE DOUBLE bedrooms and house bathroom with separate WC. Good sized well tended gardens compliment this superb home and there is a private driveway leading to the integral garage. Viewing is a must to fully appreciate the scope on offer as you can add your internal design ideas within to make modern family living!

LOCATION

Cottingham wears the proud title of the UK's largest village 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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into entrance porch with door leading into entrance hallway, having fitted storage cupboard and staircase leading to the first floor accommodation. Doors lead into the lounge and the kitchen.

LOUNGE

14'3" x 12'8" (4.34m x 3.86m)
Sliding patio doors leading into the rear garden, stone fireplace with wooden mantle and gas fire point, and TV aerial point. A square opening leads into the dining room.

DINING ROOM

12'10" x 7'11" (3.91m x 2.41m)
uPVC double glazed window to the rear elevation. A door leads into the kitchen.

KITCHEN

12'5" x 8'5" (3.78m x 2.57m)
uPVC double glazed window to the front elevation and door leading out to the side of the property. Fitted base and wall units with contrasting worksurfaces and coordinated fully tiled splashbacks, stainless steel sink unit with drainer, stainless steel gas hob with stainless steel single electric oven, space and plumbing for washing machine, space for fridge freezer, space and plumbing for dishwasher.

FIRST FLOOR

LANDING

uPVC double glazed window to the front elevation.

BEDROOM 1

14'4" x 11'1" (4.37m x 3.38m)
uPVC double glazed window to the rear elevation.

BEDROOM 2

11'3" x 8'5" (3.43m x 2.57m)
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

9'11" x 8'3" (3.02m x 2.51m)
uPVC double glazed window to the front elevation.

FAMILY BATHROOM

8'0" x 5'3" (2.44m x 1.60m)
uPVC double glazed window to the front elevation. Two piece coloured suite has pedestal wash hand basin and panelled bath with electric shower over, fully tiled walls and an electric towel rail.

SEPARATE WC

Double glazed obscured window to the side elevation and low level WC.

OUTSIDE

To the front of the property is an attractively maintained garden, a private driveway providing access to the integral garage which has up & over door, power and light. A gated side entry leads into the south facing rear garden. There is also a shed and an outside tap.

The rear garden is meticulously presented featuring a patio area and lawned garden with stocked borders, providing great outside entertainment area for the ever growing family.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a warm air central heating system to most rooms.

DOUBLE GLAZING

The property benefits from majority uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

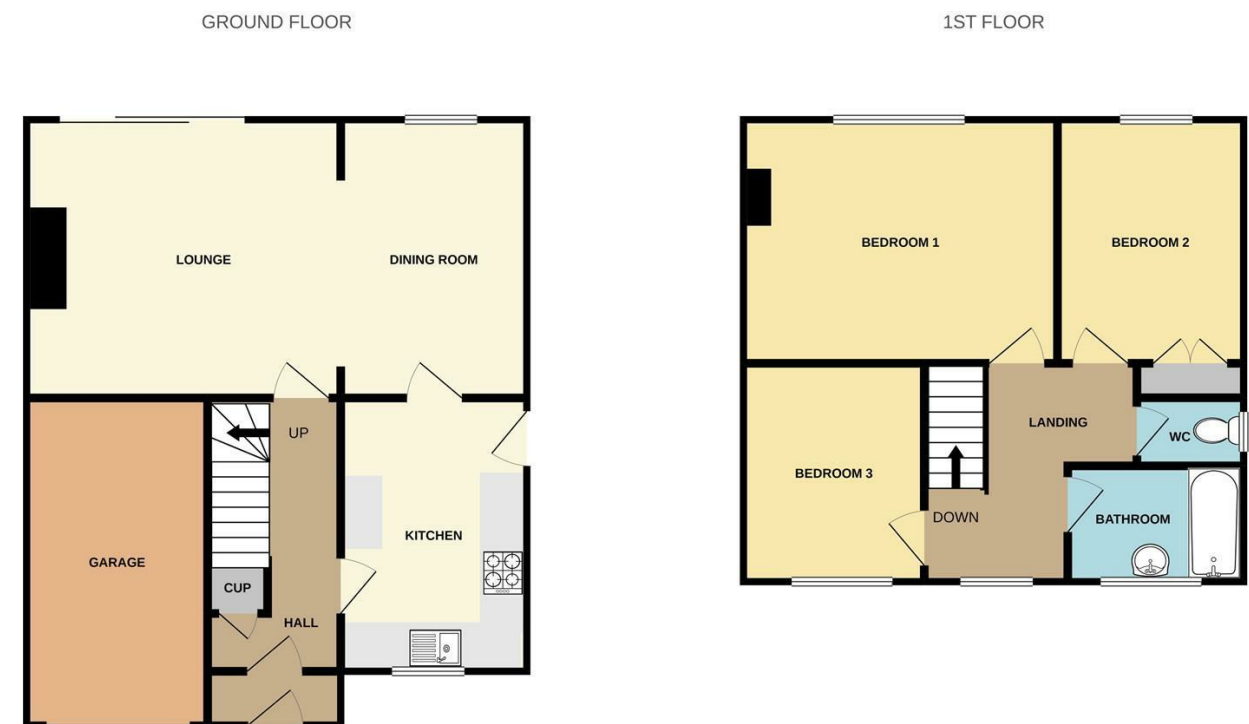
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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 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. Made with Metropix ©2020