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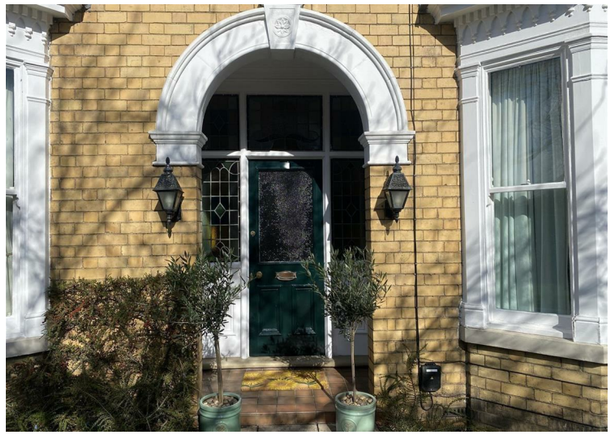
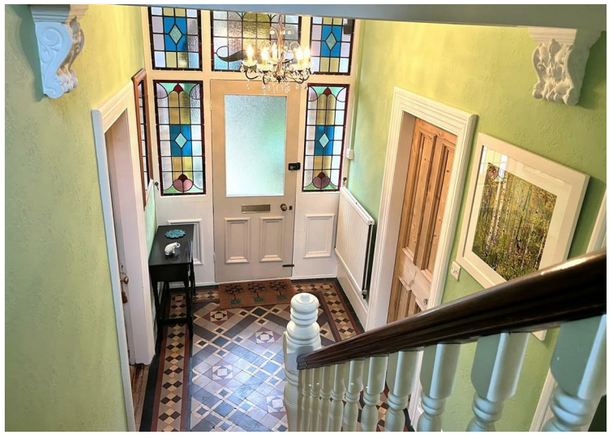

## 24 South Street, Cottingham HU16 4AS

**£540,000**

Beverley | Cottingham | Hornsea | Willerby

- Outstanding Edwardian detached family home
- Close to village centre
- In excess of 2200 square feet located over 3 floors
- Three receptions
- Bespoke living dining kitchen
- Five bedrooms and study
- Two bespoke bathrooms and downstairs WC
- Driveway and garage
- Large beautiful garden
- EPC Rating: Awaited. Council Tax Band: F

This outstanding, Edwardian detached family home sits proudly on an enviable plot, a stone's throw from the centre of the village. With exquisite period detailing across every façade, distinguished by timeless architectural character at every turn.

The accommodation is positioned over three floors providing square footage of over 2200 square feet. The welcoming hallway provides access to the rear garden and leads to three receptions; all oozing in charm with versatility of family living. The living dining kitchen is finished with solid ash units and granite work surfaces with French doors opening out into the rear garden.

To the first floor the landing leads to four bedrooms. The principal suite has a bespoke en-suite bathroom off with roll top bath. The house bathroom offers a stunning four piece bespoke suite. To the second floor there are two double bedrooms and a study.

The gardens are of excellent size and provide an all seasons backdrop. The property enjoys a private driveway with garage and EV charging point.

This property is something extremely special and warrants an internal viewing to fully appreciate the wealth of accommodation both inside and out!

**LOCATION**
The property is located on South Street, within a stone's throw of Grandad's Park which creates ease of pedestrian access into the village centre.

Cottingham is listed as one 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

**THE ACCOMMODATION COMPRISES**

**GROUND FLOOR**
A beautiful recessed wooden door with original stained glass leaded lights to the side and overhead leads into the Entrance Hallway. Ornate tiled walls and tiled floor.

**ENTRANCE HALLWAY**
20'5" x 6'2" (6.22m x 1.88m)
A stunning hallway which has the original period tiled flooring flowing through to the rear with door to garden. Beautiful stained glass leaded lights surrounding the original door create superb light flow throughout. Staircase with spindle balustrade leads to the first floor accommodation.

**LOUNGE**
23' plus bay x 11'4" (7.01m plus bay x 3.45m)
Wooden bay window to the front elevation with secondary double glazed unit, uPVC double glazed French doors with overhead windows open out into the rear garden, fireplace having slate back and hearth with open fire, picture rail and beautiful period moulded coving to ceiling. Feature deep skirting boards and TV aerial point.

**SITTING ROOM**
14'7" into bay decreasing to 12' x 14' (4.45m into bay decreasing to 3.66m x 4.27m)
Wooden bay window to the front elevation with secondary double glazed unit, feature fireplace with limestone back and heareth with living flame gas fire, beautiful period moulded coving and picture rail, deep skirting boards and TV aerial point.

**DINING ROOM**
12'9" x 10'3" (3.89m x 3.12m)
Opening to the living dining kitchen, uPVC double glazed sash style window to the rear elevation and recessed period cupboards providing storage facilities.

**LIVING DINING KITCHEN**
21'4" maximum x 8'9" maximum overall (6.50m maximum x 2.67m maximum overall)
Having access to the w.c.

An extensive range of solid ash base and wall units with integral drawers, beautifully complemented with granite "Baltic Brown" work surfaces and uplifts. Under wall unit lighting, space for Rangemaster cooker (available by separate negotiation) with granite splashback and stainless steel chimney extractor, space for fridge freezer, sunken sink unit with drainer and swan neck mixer tap.

uPVC double glazed French doors open out from the living dining area into the rear garden, partially vaulted ceiling with stunning pine beam and uPVC double glazed window to the side elevation all beautifully finished with Travertine floor tiling throughout.

**W.C.**
Window to the side elevation and two piece white suite comprising wash hand basin and low level w.c.

**FIRST FLOOR**

**LANDING**
Beautiful stained glass picture window drinking in splendid views of the rear garden. Spindled balustrade staircase leads to the second floor.

**BEDROOM 1**
14'10" into bay x 14'6" (4.52m into bay x 4.42m)
Timber walk-in bay window to the front elevation with a picture rail. Door into:

**EN-SUITE**
10'3" x 7'2" (3.12m x 2.18m)
uPVC double glazed sash style window to the rear elevation, stunning bespoke suite in white comprising roll top bath with claw feet and central mixer tap with shower head, high level w.c. and wash hand basin with chrome towel rail below, beautifully finished with half tiled walls and border tiling, picture rail, attractive wood laminate flooring, and additional feature heated towel radiator.

**BEDROOM 2**
13'9" x 11'10" (4.19m x 3.61m)
Timber sash bay window to the front elevation and ornate cast iron fireplace with tiled hearth.

**BEDROOM 3**
11'11" x 11' (3.63m x 3.35m)
Sash window overlooking the rear garden and recessed book shelves/picture rail.

**BEDROOM 6**
8' x 6'1" (2.44m x 1.85m)
Sash window to the front elevation and picture rail.

**FAMILY BATHROOM**
10'3" x 6'1" (3.12m x 1.85m)
uPVC double glazed window to rear. Stunning suite enjoying tub bath with central taps, low level w.c., independent shower cubicle and vanity unit housing twin sinks. Tiled splash backs.

**SECOND FLOOR**

**LANDING AREA**

**BEDROOM 4**
15'6" into bay decreasing to 12'2" x 13'7" (4.72m into bay decreasing to 3.71m x 4.14m)
Walk-in window to the front elevation. Cast iron ornate fireplace.

**BEDROM 5**
15'6" into window x 11'1" (4.72m into window x 3.38m)
Walk-in window to the front elevation. Cast iron ornate fireplace.

**STUDY**
6'10" x 6' (2.08m x 1.83m)
Velux roof window.

**GARDEN & GARAGE**
The property benefits from a spacious gravel driveway which extends to the front and side providing parking for several vehicles. There is an attractive lawn with planted areas and hedge to the front and side.

Accessed down the side of the property is a brick built garage with up-and-over door Measuring 31'9" x 9'11" decreasing to 6'3", power and light incorporating a workshop area to the rear with personal door leading into the garden. An arched gate gives access to the stunning rear garden.

The rear garden is of excellent proportions and simply beautiful! Being split into two areas with a sweeping lawn, well stocked and established borders providing a kaleidoscope of colour and texture and creating a superb all seasons garden. To the head of the garden, in the second section is a greenhouse and this area has wall and fence boundaries.

Immediately to the rear of the house a gravel patio with dwarf wall and stepping stones leads down to the garage and there is a further seating area with pergola adjacent the kitchen. The rear garden offers a good degree of privacy.

**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 double glazing in the form of double glazed and secondary double glazed units.

**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

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.
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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.