



QUICK&CLARKE

The Property Specialists

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**1 Orchard Croft, Cottingham HU16 4HG**  
**£280,000**



- versatile and deceptively spacious detached family property
- In excess of 1,000 square feet
- No onward chain
- Prime cul-de-sac location
- Two / Three bedrooms
- Through lounge with French doors
- Modern shower room and first floor cloaks
- Fitted kitchen
- Low maintenance gardens, driveway and garage
- Council Tax Band: D EPC Rating: TBC

Located within this highly desirable residential area and presented to the market with no onward chain we are delighted to present this, superb versatile and deceptively spacious detached property. The property enjoys uPVC double glazing and gas central heating and in brief consists of entrance porch, entrance hallway, spacious through lounge with French doors, fitted kitchen, bedroom 3/dining room and to the first floor there are two further double bedrooms and a cloaks. There is a private block sett driveway with garage and low maintenance gardens to the rear.

This property offers so much opportunity for a discerning purchaser to add their own design flairs within and enjoy living in not only a great property but an exceptionally good area to which an early viewing is an absolute must.

LOCATION

Orchard Croft is a small cul-de-sac which is located off Millhouse Woods Lane. Ideally located for accessibility to the village centre.

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

ENTRANCE PORCH

uPVC door with glazed inserts leads into the entrance porch with door leading into the entrance hallway.

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and door into through lounge.

THROUGH LOUNGE

18'5" x 10'11" (5.61m x 3.33m)  
Enjoying a dual aspect with uPVC double glazed window to the front elevation. uPVC double glazed French doors with full height side windows open out in the rear garden. Marble Adams style fire surround with back and hearth and incorporating a living flame gas fire. TV aerial point.

KITCHEN

12'6" x 8'11" maximum (3.81m x 2.72m maximum)  
uPVC door and uPVC double glazed window leading out into the rear garden. Fitted base and wall units with work surfaces and tiled splashbacks. Gas hob with single electric oven, stainless steel sink unit with drainer, space and plumbing for washing machine, space for fridge freezer and cupboard housing the gas central heating boiler.

DINING ROOM / BEDROOM 3

14'2" x 7'8" decreasing to 7'4" (4.32m x 2.34m decreasing to 2.24m)  
uPVC double glazed window to the rear elevation and uPVC double glazed French doors lead out into the rear garden.

SHOWER ROOM

6'10" x 5'6" (2.08m x 1.68m)  
uPVC double glazed window to the front elevation. Modern three piece suite in white enjoying independent shower cubicle, pedestal wash hand basin and low level w.c. Fully tiled walls and aqua boarding to shower cubicle.

FIRST FLOOR

LANDING

With uPVC double glazed window to rear elevation.

BEDROOM 1

12'5" to wardrobes x 10'4" (3.78m to wardrobes x 3.15m)  
uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities. Fitted cupboard which has an inner door,, leading in to the roof void.

BEDROOM 2

11'10" x 7'7" plus doorwell (3.61m x 2.31m plus doorwell)  
uPVC double glazed window to the front elevation.

CLOAKS

With uPVC double glazed window to the rear. Two piece suite in white with low level WC and wash hand basin.

OUTSIDE

The property is encased with low maintenance gardens. There is a private block sett driveway providing off street parking and leading to a single garage attached. To the front of the property the garden is paved with planted areas. A gated side entry leads in to the rear garden.

The rear garden is beautifully designed for low maintenance, being paved with various planting areas. Garden timber shed and pergola.

GARAGE

15'9" x 8'1" (4.80m x 2.46m)  
With up and over door, power and light.

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

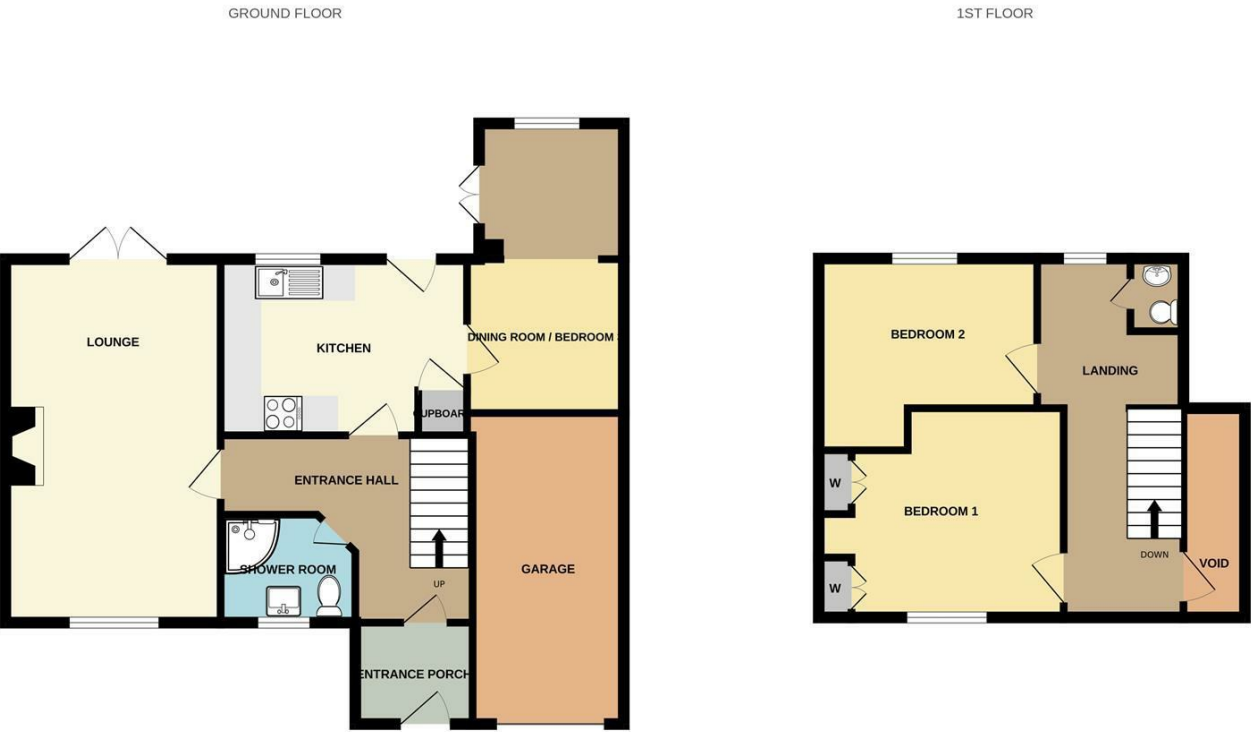
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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



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.  
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