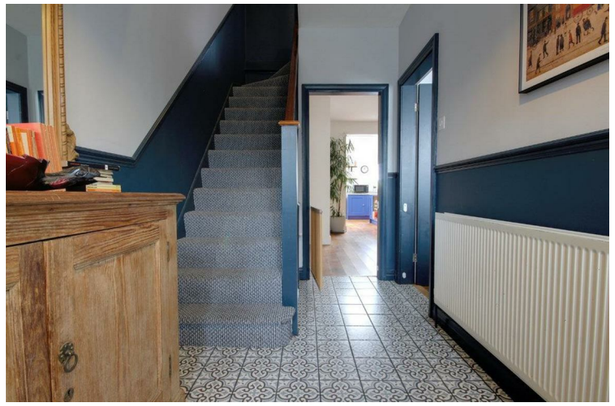

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
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# 8 Park Lane, Cottingham HU16 5RD

## Offers Over £235,000

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

- Traditional modernised townhouse
- Off-street parking to the front
- Stunning living dining kitchen
- Utility room with WC
- Lounge with open fire
- Three bedrooms
- Modern first floor bathroom
- Garage to rear
- Well tended garden
- EPC - D

Located within this popular residential area we are delighted to present to the market this truly exceptional, modernised, traditional townhouse. Positioned a stone's throw from the village centre and its amenities, this beautifully presented home now awaits its new owners.

Featuring entrance porch, entrance hallway, superb living dining kitchen with range cooker, utility room and downstairs WC off and front lounge with beautiful open fireplace. To the first floor there are three bedrooms and a modern house bathroom. The gardens are well tended and the property also benefits from a single garage which is accessed via the tenfoot.

Simply ready to move in, unpack and enjoy family living. Make this your new home.

## LOCATION

Park Lane is located off Northgate and lies within walking distance of the village centre. 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 PORCH

A uPVC door leads into entrance porch with door leading into entrance hallway.

## ENTRANCE HALLWAY

Having staircase leading to the first floor accommodation, access to the understairs storage cupboard which houses the utility meters. Superb feature floor tiling.

## LOUNGE

13'4 into bay x 11'5 (4.06m into bay x 3.48m)
uPVC double glazed walk-in bay window to the front elevation, rustic fireplace with open fire, stained and varnished floorboards, TV aerial point.

## LIVING DINING KITCHEN:

## LIVING DINING AREA

14'11 narrowing to 13'9 x 12' (4.55m narrowing to 4.19m x 3.66m)
Exposed varnished floorboards, TV aerial point and opening to the kitchen area.

## KITCHEN AREA

13'8 x 11'9 (4.17m x 3.58m)
uPVC double glazed windows to the rear and side elevations, door to garden. An extensive range of bespoke blue base units incorporating large storage drawers with granite worksurfaces and splashbacks. Large central island. Range cooker with oversized extractor, Belfast sink. Two Velux roof windows.

## UTILITY ROOM/WC

uPVC double glazed window to the rear elevation, space and plumbing for washing machine and tumble drier with work top above, and opening to the WC area. Low level WC and pedestal wash hand basin.

## FIRST FLOOR

## LANDING

Access to loft.

## BEDROOM 1

14'3 into bay x 11'5 (4.34m into bay x 3.48m)
uPVC double glazed walk-in bay window to the front elevation.

## BEDROOM 2

12'5 x 9'5 to wardrobes (3.78m x 2.87m to wardrobes)
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

## BEDROOM 3

7'11 x 6'4 (2.41m x 1.93m)
uPVC double glazed window to the rear elevation.

## BATHROOM

uPVC double glazed window to the rear elevation. Three piece suite in white enjoys panelled bath above which is a plumbed shower with thermostatic valve and rain shower head as well as a standard hose head, low level WC and pedestal wash hand basin. Feature tiled splashbacks and extractor.

## EXTERNAL

To the front of the property there is a dropped kerb and gravelled parking area for several vehicles.

The rear garden is predominantly laid to lawn with patio area, and also features a garage with up & over door which is accessed via the tenfoot. There is also an additional parking space to the rear.

## 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

The Council Tax Band for this property is Band B.

## VIEWING

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

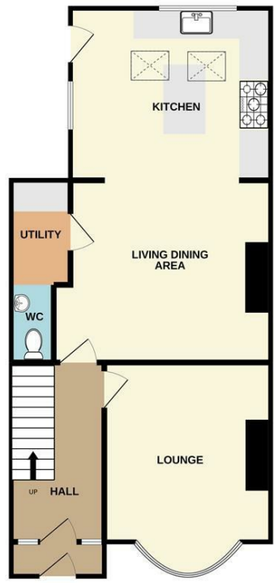
## FINANCIAL SERVICES

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

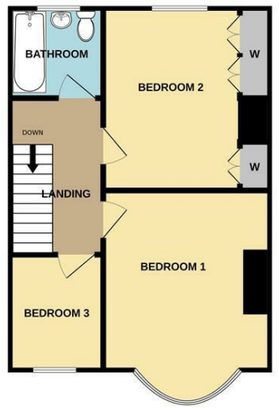
## EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR




1ST FLOOR




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.