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

QUICK & CLARKE
The Property Specialists

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6 Elloughton Grove, Castle Park, Cottingham HU16 5JR

Offers Over £420,000

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- Detached family home in excess of 1500 square feet, with no onward chain
- Beautifully presented throughout
- 4/5 Bedrooms
- 3 Bathrooms
- 2/3 Receptions
- Modern Breakfast Kitchen
- South facing rear garden
- Private driveway and single garage
- Viewing an absolute must!
- EPC Rating: Awaited; Council Tax Band: E

This beautifully presented detached family home has been owned for over 50 years by the family, providing great space and versatility to cater for changing family dynamics. Having been superbly maintained, this family home now seeks its new owners to thoroughly enjoy living in such a great location and house. With no onward chain, the accommodation enjoys Entrance Porch, Hallway. spacious Lounge, Conservatory, modern Breakfast Kitchen with built-in appliances, two ground floor Double Bedrooms (one currently used as a formal Dining Room); one having Jack and Jill access to the Wet Room, ground floor modern Shower Room and to the first floor there are three further Bedrooms, all of which are fitted and with en-suite to the principal Bedroom.

The beautifully tended South facing rear garden provides great outdoor space. A spacious side garden provides further space which could easily be converted to provide further parking. The private driveway provides off street parking for up to three cars with car port and single garage which has an electric door.

Viewing is most certainly a must to fully appreciate what a truly beautiful home this is.

LOCATION

Elloughton Grove is located off The Dales, which in turn is located off Green Lane in Cottingham and provides ease of access 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

GROUND FLOOR

Sliding patio doors lead into:

PORCH

Door with glazed inserts leading into:

ENTRANCE HALLWAY

Staircase with balustrade leading to the first floor accommodation, attractive oak flooring flowing throughout and fitted airing cupboard.

LOUNGE

20'11" x 12'11" (6.38m x 3.94m)
uPVC double glazed French doors opening into the conservatory and two uPVC double glazed windows to the side elevation, feature granite fireplace with chrome flame effect fire and TV aerial point.

CONSERVATORY

17'11" x 6'6" (5.46m x 1.98m)
Being of a uPVC and brick construction with uPVC double glazed French doors opening out into the rear garden.

BREAKFAST KITCHEN

15'10" x 11'10" (4.83m x 3.61m)
uPVC double glazed window overlooking the rear garden and uPVC door with glazed inserts opening onto the side driveway. An extensive range of white gloss fitted base and wall units with wood effect work surfaces and tile splashbacks, wall mounted integral wine rack, provision for electric cooking, space and plumbing for dishwasher, space and plumbing for washing machine and space for tumble dryer. One and a quarter bowl sink unit with drainer and mixer tap, integral pelmet lighting and breakfast bar.

BEDROOM 2

13'11" x 11'11" (4.24m x 3.63m)
uPVC double glazed window to the front elevation. Door leading into:

JACK & JILL WET ROOM

Access from both Bedroom 2 and Entrance Hallway. Non-slip flooring, shower cubicle, low level w.c. and wash hand basin set in attractive vanity unit, fully tiled walls, extractor and chrome towel radiator.

BEDROOM 3/DINING ROOM

11'11" x 10'9" (3.63m x 3.28m)
uPVC double glazed window to the front elevation.

SHOWER ROOM

8'4" x 6'4" (2.54m x 1.93m)
uPVC double glazed window to the side elevation, modern three piece suite in white comprising large walk-in shower cubicle, wash hand basin set in attractive vanity unit, low level w.c. and fully tiled walls with feature border tiles, towel radiator and extractor.

FIRST FLOOR

LANDING AREA

Fitted storage cupboard.

BEDROOM 1

14'5" x 11' decreasing to 9' (4.39m x 3.35m decreasing to 2.74m)
uPVC double glazed window to the side elevation, fitted wardrobes providing hanging and storage facilities with overhead units, matching bedside tables and recessed dressing table with wall lighting.

EN-SUITE

uPVC double glazed window to the side elevation, accessible 'sit-in' bath, wash hand basin, low level w.c. and tiled splashbacks to wet areas.

BEDROOM 4

14'4" decreasing to 12'5" robes x 9'11" (4.37m decreasing to 3.78m robes x 3.02m)
uPVC double glazed window to the side elevation, fitted wardrobes with overhead unit shelving, fitted drawers and desk area. Additional walk-in fitted storage cupboard.

BEDROOM 5

10'10" maximum x 8' maximum (3.30m maximum x 2.44m maximum)
Velux roof window to the rear elevation and fitted storage cupboard.

OUTSIDE

There is extensive parking to the front and side of the property and wrought iron gates leading to further parking, the carport and single garage.

The brick built garage has electric up-and-over door, power and light laid on and a side personal door opening onto the carport.

A gate leads into the South facing rear garden which is beautifully tended. Predominantly laid to lawn with feature planting, two garden sheds and a patio area for seating, the rear garden provides great outdoor space.

To the front and left hand side of the property is a further good sized lawned garden with planted borders and established shrubbery. This could easily be adapted to provide additional parking if required.

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

GROUND FLOOR

1ST FLOOR

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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