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
www.quickclarke.co.uk

9 Lawnsgarth, Cottingham HU16 5RQ

Offers Over £250,000

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- Semi-detached family house
- Prime cul-de-sac location
- No forward chain
- Fully refurbished throughout
- Newly fitted kitchen
- Two reception areas
- New first floor bathroom
- Three double bedrooms
- Garden, driveway and garage
- EPC - E

Located within this highly desirable residential area enjoying a prime cul-de-sac location with no forward chain, we are delighted to present to the market this exceptional semi-detached family home. The property has undergone a vast refurbishment programme to provide contemporary light and airy accommodation which only an internal viewing will appreciate.

With uPVC double glazing and gas central heating, the accommodation in brief has entrance hallway, newly fitted contemporary kitchen, lounge/dining room and to the first floor there are three double bedrooms and a newly fitted bathroom. The gardens are of good proportions and a private driveway leads to the integral garage. With stylish elevations throughout and simply ready to move into, this property is one not to miss.

LOCATION

Lawnsgarth is located off Grange Drive which is off Park Lane and lies within ease of reach of the village centre. Cottingham is said to be the largest village in England. This East Riding of Yorkshire village is ideally located on the Northern outskirts of Hull, with the countryside of the Yorkshire Wolds as its backdrop and the city centre a short drive away. Located only 6 miles from the historical market town of Beverley you are surrounded by places of interest and, with the local train station and bus services, you can easily enjoy all that the area has to offer. Its location places it on a most convenient route for commuting to work, for city centre shopping, and for leisure and entertainment. The M62 and Humber Bridge routes are easily accessed. The village itself has so much to offer with two primary schools and Cottingham High School, with Hymers College and Hull Collegiate within reach. With local shops, eateries and two supermarkets Cottingham has such a great vibe for all age groups, making this East Riding village a popular location for all.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation.

KITCHEN

12'5 x 8'8 (3.78m x 2.64m)
uPVC double glazed window to the front elevation and uPVC double glazed door with glazed inserts leading out to the side of the property. An extensive range of contemporary gloss base and wall units, with a wall of full height units incorporating an electric fan oven, hob and extractor. Integrated fridge freezer and dishwasher, sink unit with drainer.

LOUNGE / DINING ROOM

LOUNGE AREA

14'3 x 12'8 (4.34m x 3.86m)
uPVC sliding patio doors leading out into the rear garden, an integral wall-mounted remote control mood lighting flame fire and wall-mounted TV aerial point.

DINING AREA

12'10 x 7'11 (3.91m x 2.41m)
uPVC double glazed window overlooking the rear garden and door leading into the kitchen.

FIRST FLOOR

LANDING

uPVC double glazed window to the front elevation.

BEDROOM 1

14'4 x 11'11 (4.37m x 3.63m)
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. Modern sliderobes 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.

BATHROOM

uPVC double glazed window to the front elevation. Newly fitted suite in white enjoys panelled bath, wash hand basin set in vanity unit, low level WC and independent shower cubicle. Tiled to wet areas and towel radiator.

EXTERNAL

To the front of the property is an attractive planted garden. A side gated access leads into the rear garden.

The rear garden is of good proportions and is predominantly laid to lawn with patio area, stocked borders and timber fencing.

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 C.

VIEWING

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

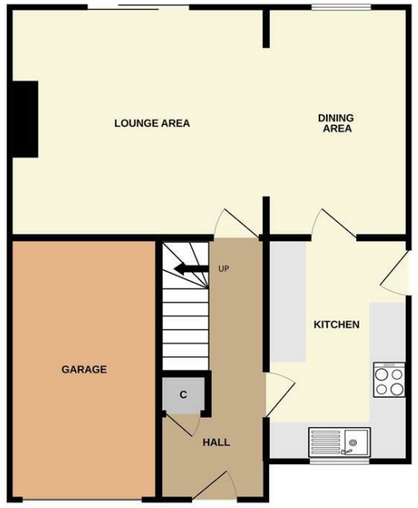
FINANCIAL SERVICES

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

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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