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

QUICK&CLARKE
The Property Specialists

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3 Jesmond Road, Cottingham HU16 4NG

£295,000

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- Stunning semi-detached family house
- Good size South-West facing garden
- Two reception rooms
- Good sized kitchen
- Downstairs WC
- Three DOUBLE bedrooms
- Modern bathroom & separate WC
- Beautiful gardens
- Private parking
- EPC: D

This superb semi-detached family home offers an abundance of original features coupled with some great modern enhancements. Occupying such an large South-West facing plot the well-presented accommodation enjoys uPVC double glazing and gas central heating. An entrance hallway welcomes you with downstairs WC off, lounge with log burner, rear sitting/dining room, kitchen and to the first floor the landing leads to THREE DOUBLE bedrooms and modern house bathroom with separate WC. There is private parking to the front and side access leads down to the single garage. The rear South-West facing garden is stunning and such a good size! It goes without saying viewing is a must!

LOCATION

Jesmond Road is located off New Village Road within ease of reach of the centre of Cottingham. 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 HALLWAY

A uPVC door with glazed inserts leads into entrance hallway having staircase leading to the first floor accommodation, and access to the downstairs WC.

WC

Window to the side elevation and low level WC.

LOUNGE

16'1" into bay x 12'10" (4.90m into bay x 3.91m)
uPVC double glazed walk-in bay window to the front elevation, attractive waxed pine fire surround housing a log burner, and TV aerial point.

SITTING / DINING ROOM

14' x 12'4" (4.27m x 3.76m)
uPVC double glazed window to the rear elevation, waxed pine fire surround housing an open fire.

KITCHEN

14'4" x 10'9" max (4.37m x 3.28m max)
(14'4" x 10'9" maximum decreasing to 8'1") uPVC double glazed window to the rear elevation, and a uPVC door with glazed inserts provides access into the rear garden. An extensive range of white fitted base and wall cupboards with worksurfaces and tiled splashbacks, provision for cooking, sink unit with drainer, space for fridge freezer, space and plumbing for washing machine.

FIRST FLOOR

LANDING

SEPARATE WC

uPVC double glazed window to the side elevation, two piece modern suite in white having pedestal wash hand basin and low level WC.

FAMILY BATHROOM

uPVC double glazed window to the rear elevation, two piece suite in white has pedestal wash hand basin and panelled bath with shower over, tiled to wet areas.

BEDROOM 1

14'6" x 12'11" (4.42m x 3.94m)
uPVC double glazed window to the front elevation.

BEDROOM 2

14'2" x 9'7" (4.32m x 2.92m)
uPVC double glazed window to the rear elevation and fitted wardrobe.

BEDROOM 3

11'1" x 10'8" max (3.38m x 3.25m max)
uPVC double glazed window to the rear elevation and fitted wardrobe.

OUTSIDE

To the front of the property there is gravelled parking for several vehicles. Side access leads down to the single garage.

The rear garden is of very good proportions being of an L-shape and South-West facing. Beautifully landscaped with meticulously lawned garden and well-stocked borders providing a kaleidoscope of colour and texture. At the head of the garden there is a summerhouse, garden shed and a great seating area to provide outside entertainment. An additional patio runs the width of the rear of the house and is ideally located to benefit from the evening sunshine.

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 to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

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

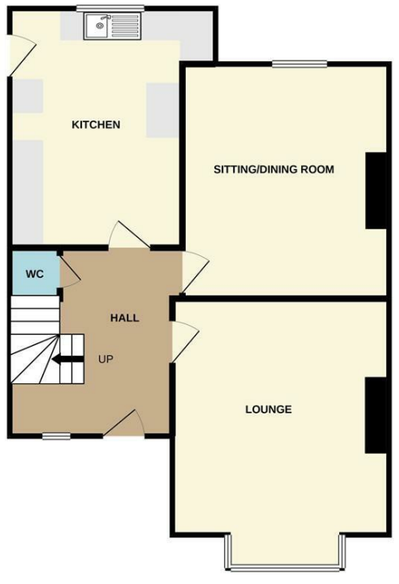
FINANCIAL SERVICES

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 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

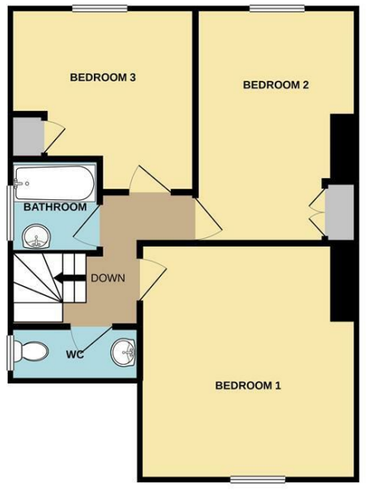
EPC RATING

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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