



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



1 Stewart Garth, Cottingham HU16 5YQ
Offers Over £250,000

- Semi-detached family home
- Cul-de-sac location
- Beautifully presented throughout
- Three good sized bedrooms
- Contemporary first floor bathroom
- Two good sized reception rooms
- Contemporary kitchen
- Downstairs w.c.
- Beautiful gardens, driveway & garage
- EPC: D

Located within this highly regarded small cul-de-sac of residential properties, we are delighted to present to the market this exceptional, extended semi-detached family home. The property enjoys uPVC double glazing and gas fired central heating, and is meticulously presented throughout enjoying welcoming hallway with downstairs w.c., spacious lounge with beautiful limestone fireplace, dining room with patio doors to garden and contemporary fitted kitchen. To the first floor there are three good sized bedrooms and a superb modern bathroom. The gardens are beautifully tended with extensive patio area and lawned garden and there is a driveway providing off-street parking and leading down to a single garage. This superb property will not be on the market for long so book your viewing today.

LOCATION

Stewart Garth can be found off Eppleworth Road in 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

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase with spindle balustrade leading to the first floor accommodation and door into:

W.C.

uPVC double glazed window to the front elevation and two piece suite in white comprising wash hand basin and low level w.c.

LOUNGE

22'8" x 12'2" decreasing to 10'1" (6.91m x 3.71m decreasing to 3.07m)

uPVC double glazed window to the front elevation, beautiful limestone fireplace with remote controlled living flame fire and TV aerial point. Double doors lead into:

DINING ROOM

13'1" x 8'11" (3.99m x 2.72m)

Sliding patio door opening out into the rear garden. Wood laminate flooring. An opening leads into:

KITCHEN

17' x 7'4" (5.18m x 2.24m)

uPVC double glazed window to the rear and side elevations, an extensive range of modern white base and wall units with large storage drawers, granite work surfaces and tiled splashbacks, range cooker with oversize extractor (the range cooker is available by separate negotiation), space for American fridge freezer (the American fridge freezer is available by separate negotiation), one and a quarter bowl sink unit with drainer and mixer tap, integrated dishwasher, integrated microwave, space and plumbing for washing machine and tumble dryer, gas central heating boiler and door to garden.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation and access to loft. The loft has a pull down ladder and is partially boarded for storage.

BEDROOM 1

12'10" maximum x 11'1" (3.91m maximum x 3.38m)

uPVC double glazed window to the front elevation.

BEDROOM 2

12'3" maximum x 7'6" (3.73m maximum x 2.29m)

uPVC double glazed window to the rear elevation. Fitted wardrobe.

BEDROOM 3

9'9" decreasing to 7'4" x 7'2" (2.97m decreasing to 2.24m x 2.18m)

uPVC double glazed window to the front elevation.

BATHROOM

7'3" x 5'3" (2.21m x 1.60m)

uPVC double glazed window to the rear elevation, stunning contemporary suite comprising panelled bath with folding shower screen and shower over, wash hand basin in vanity unit and low level w.c., all beautifully complemented with aqua boarding to walls. Towel radiator.

OUTSIDE

To the front of the property is an attractive planted garden. A block sett driveway to the side provides off-street parking for several vehicles and leads down to a detached garage with up-and-over door, power and light.

The rear garden is beautifully presented with two stone patios and a meticulously lawned garden with stocked borders. Such a lovely place to relax and enjoy outdoor living space.

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.



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. Made with Metropix C2022