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

QUICK&CLARKE
The Property Specialists

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12 Parkside Close, Cottingham HU16 5PH

£340,000

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- Three double bedrooms
- Generous sized garden
- Cul-de-sac location
- Modern kitchen and bathroom
- Off-street parking and garage
- Close to schools and village centre
- EPC - D

A beautifully proportioned and much loved three bedroomed semi-detached house. Boasting three double bedrooms and a large open plan living dining room, the property also has the benefit of a conservatory to the rear. Occupying a generous sized plot with a large rear garden, the property also has off-street parking and garage. Benefiting from solar panels to the front, viewing is highly recommended.

LOCATION
The property is located in a superb position on the small cul-de-sac forming Parkside Close which is accessed off Dene Road via Eppleworth Road. Lying in a convenient position for Westfield Primary School and Cottingham High School, there is also ease of access to the broad array of amenities on offer in Cottingham village centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
uPVC front door with glass panel, stairs to the first floor accommodation with storage space under, oak style laminate flooring.

OPEN PLAN LIVING DINING ROOM
21'9 x 17'3 reducing to 9'9 (6.63m x 5.26m reducing to 2.97m)
A light and airy room with a bay window to the front elevation and a continuation of the oak style laminate flooring from the entrance hall. The focal point of the room is an attractive wood burning stove set on a Yorkstone hearth in an exposed brick fireplace with oak mantle above. Room for a dining room table and patio doors opening into the conservatory.

CONSERVATORY
15'8 x 14'9 (4.78m x 4.50m)
A very well proportioned conservatory with French doors opening onto the decked seating area of the rear garden and porcelain tiled floor.

KITCHEN
19'6 x 7' (5.94m x 2.13m)
A range of wall and base storage units with painted fronts and laminate worksurfaces. Electric range with glass splashback and extractor over. Space and plumbing for dishwasher and fridge freezer. A continuation of the oak style laminate flooring and windows to both front and side elevations.

UTILITY ROOM
10'3 x 7'7 max (3.12m x 2.31m max)
Space and plumbing for washing machine and fridge freezer, uPVC glass panelled door to the rear elevation and window to the side.

CLOAKROOM
2'7 x 4'9 (0.79m x 1.45m)
Two piece sanitary suite comprising wall-hung hand wash basin and WC, window to the rear elevation and tiled floor.

FIRST FLOOR

LANDING
Access to the boarded loft.

BEDROOM 1
13'10 x 11'9 into bay (4.22m x 3.58m into bay)
Bay window to the front elevation, fitted wardrobes encompass one wall with matching dressing table and further dressing table in alcove.

BEDROOM 2
11'11 x 9'6 (3.63m x 2.90m)
Modern fitted wardrobes with sliding fronts and dressing table, window to the rear elevation.

BEDROOM 3
12'4 x 7'6 (3.76m x 2.29m)
Windows to three aspects.

BATHROOM
8'8 x 7'4 (2.64m x 2.24m)
Four piece sanitary suite comprising shower in cubicle, bath, vanity unit with semi-recessed hand wash basin and back to the unit WC. Tiled floor and window to the rear elevation.

BOARDED LOFT
Accessed from the landing via a pull-down ladder, the loft has been boarded out with varnished floorboards, Velux window, and is supplied with power and light. Originally converted to create a study space, there is also a cupboard which houses the modern Viessmann gas boiler, fitted just over a year ago.

OUTSIDE
The property is set back from the cul-de-sac with a brick sett drive providing ample parking to the front of the house for at least two cars. The driveway continues down the side of the property to the garage. The flowerbed to the front of the property has been laid under gravel for ease of maintenance and the garden has an evergreen hedge to the front which provides for a good level of privacy.

The rear garden is very generously sized with a decked patio area adjacent to the rear of the house. Steps lead down to a largely lawned garden with a multitude of fruit trees, ornamental trees and shrubs. There is a shed and a generously sized summerhouse to the rear of the garden.

GARAGE
Up & over door and window.

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 D.

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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