



**QUICK & CLARKE**  
The Property Specialists

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**6 Oakdene, Cottingham HU16 5AT**  
**£245,000**

- Traditional semi-detached house
- Superbly presented
- Walking distance of village centre
- Three bedrooms
- Modern first floor bathroom
- Superb living dining kitchen
- Lounge with fireplace
- Ample parking and Garage
- Superb west facing gardens
- EPC E

Located within walking distance of the village centre, we are delighted to bring to the market this exceptionally well-presented traditional semi-detached family home. The property enjoys uPVC double glazed windows and has been transformed by the current owners to provide great family accommodation. The property comprises entrance hallway with downstairs WC off, lounge with modern fireplace, superb living dining kitchen with built-in appliances, and to the first floor there are three bedrooms, two of which are fitted, and a modern bathroom. The superb west facing garden is designed for ease of maintenance and provides great outdoor space, with a gravelled driveway extending to the front and side leading down to the detached garage. It goes without saying that viewing is a definite must on what is a truly exceptional property.

#### LOCATION

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 door leads into entrance hallway, staircase with balustrade leading to the first floor accommodation, access to the downstairs WC.

##### DOWNSTAIRS WC

Low level WC and pedestal wash hand basin.

#### LOUNGE

16'9" into bay x 11'8" (5.11m into bay x 3.56m)  
uPVC double glazed walk-in bay window to the front elevation. Fireplace with living flame gas fire, TV aerial point.

#### LIVING DINING KITCHEN

18' x 14'3" (5.49m x 4.34m)  
A great family area with uPVC double glazed window to the rear elevation and uPVC double glazed French doors leading out into the rear garden. The entire area is superbly finished with wood laminate flooring.

To the kitchen area is an extensive range of ivory gloss base and wall units with pull-out chrome storage, contrasting worksurfaces and matching upstands. Stainless gas hob with matching extractor, stainless steel oven, sink unit with drainer, space and plumbing for washing machine.

The living dining area has uPVC double glazed French doors leading out into the rear garden and fitted storage area.

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

14'5" max x 8'11" (4.39m max x 2.72m )  
(14'5" into bay x 8'11" to wardrobes) uPVC double glazed walk-in bay window to the front elevation, fitted wardrobes in a superb modern ivory finish providing hanging and storage facilities, and fitted cupboard.

##### BEDROOM 2

12'1" x 8' to wardrobes (3.68m x 2.44m to wardrobes)  
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 3

8'9" x 6'9" (2.67m x 2.06m)  
uPVC double glazed oriel style bay window to the front elevation.

##### BATHROOM

7'9" x 5'6" (2.36m x 1.68m)  
uPVC double glazed windows to the rear elevation. Modern three piece suite in white consists of low level WC, pedestal wash hand basin and panelled bath with shower over and shower screen. Contemporary tiled splashbacks to wet areas.

#### EXTERNAL

The front of the property is gravelled for parking with planted borders, and a gravelled driveway leads down the side of the property to the detached sectional garage which has up & over door, power and light. A side personnel door leads into the rear garden.

The rear garden is superbly presented and designed for ease of maintenance, with well-maintained stocked borders, AstroTurf, and being of a west facing orientation providing great outdoor private 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 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](mailto: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.  
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