



**QUICK&CLARKE**  
The Property Specialists

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**3 Stewart Garth, Cottingham HU16 5YQ**  
**Offers Over £215,000**

- Traditional semi detached house
- Cul-de-sac location
- Superbly presented throughout
- Lounge/Dining Room
- Three Bedrooms
- First floor modern shower room
- Garage & Driveway
- Lovely gardens
- Viewing is a must!
- EPC: D

Enjoying a prime cul-de-sac location this superb traditional semi detached house is presented to the market. The property is superb throughout and in brief enjoys Entrance Porch with WC off, Hallway, Lounge/Dining Room, modern fitted Kitchen. To the first floor the landing leads to THREE Bedrooms and modern first floor Shower Room. The gardens are superbly presented and provide great outdoor space. The driveway has parking to the front and leads down to the Garage. Viewing is highly recommended.

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

ENTRANCE PORCH

Door opens into the entrance with glazed door opening in to the hallway. Exposed and varnished floorboards. Access to the WC.

WC

With window to the front elevation. Two piece contemporary suite with wash hand basin set in vanity unit with tiled splash backs and low level WC.

ENTRANCE HALLWAY

With staircase leading to the first floor accommodation. Exposed and stained floorboards.

LOUNGE/DINING ROOM

22'8" x 12'2" decreasing to 10'2" (6.91m x 3.71m decreasing to 3.10m)  
Sealed unit double glazed bay window to the front elevation. Feature white fireplace with cast iron living flame gas fire. TV aerial point. Sealed unit double glazed window to the rear overlooking the garden.

KITCHEN

10'2" x 7'11" (3.10m x 2.41m)  
With window and door to the rear elevation. Fitted base and wall units in an ivory finish with worksurfaces and splashbacks. Provision for gas cooking. Sink unit with drainer. Space and plumbing for washing machine and space for separate under counter fridge and freezer. Cupboard housing the utility meters.

FIRST FLOOR

LANDING

With sealed unit double glazed window to the side elevation and access to the loft which we are advised is boarded out.

BEDROOM 1

12'9" x 11'1" plus doorwell (3.89m x 3.38m plus doorwell)  
With sealed unit double glazed window to the front elevation.

BEDROOM 2

10'9" x 7'8" (3.28m x 2.34m)  
Sealed unit double glazed window to the rear elevation. Fitted cupboards.

BEDROOM 3

9'2 decreasing to 7'1" x 7'2" (2.79m decreasing to 2.16m x 2.18m)  
With sealed unit double window to the front elevation.

SHOWER ROOM

7'5" x 5'4" (2.26m x 1.63m)  
With sealed unit double window to the rear elevation. Superb three piece suite enjoying walk-in shower area with glass wall, wash hand basin set in vanity and low level WC. Tiled splashbacks to complement.

GARDENS

To the front of the property is additional parking via the block sett driveway which extends to the side and leading to the garage.

The rear garden is well tended and offers a relatively good degree of privacy. A patio area directly beyond the property provides great outdoor space. The lawn is vast and well maintained with well stocked borders. To the head of the garden is extensive stone patio. Garden shed. The rear garden offers a relatively good degree of privacy and great outdoor space.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

We believe 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.

WINDOWS

The property is majority double glazed and has timber sealed unit windows.



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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