



QUICK & CLARKE
The Property Specialists

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20 New Village Road, Cottingham HU16 4LY
Offers Over £235,000

- Double front period end townhouse
- Close to village centre
- Three reception rooms
- Three double bedrooms
- Beautiful first floor four piece bathroom
- Modern kitchen
- Log burner
- Gardens
- Garage
- EPC - awaited

Located close to the village centre, we are delighted to bring to the market this beautifully presented period end townhouse. This double fronted property has been refurbished and maintained through recent years to an empathetic style combining an abundance of original and beautiful modern features.

Enjoying sealed unit double glazed windows and gas central heating, the property has entrance hallway, lounge, dining room with log burner opening to the kitchen, and further sitting/dining room. To the first floor there are three double bedrooms and a beautiful four piece bathroom. The property has low maintenance gardens to the rear and side and also benefits from an attached single garage.

Ready to move into and awaiting its new owners to thoroughly enjoy living here as much as the current owners have, an early viewing is a definite must.

LOCATION

Located on New Village Road which has ease of access to Cottingham station and also to the village centre. 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 with glazed inserts leads into the entrance hallway having attractive oak flooring, staircase with spindle balustrade leading to the first floor accommodation, and access to the understairs storage cupboard which houses the utility meters.

LOUNGE

13'9 max x 11'10 (4.19m max x 3.61m)
(13'9 into bay decreasing to 11' x 11'10) Sealed unit double glazed walk-in bay window to the front elevation, open fire, and period coving to ceiling.

SITTING ROOM

16'10 max x 12'10 (5.13m max x 3.91m)
(16'10 into bay decreasing to 14'1 x 12'10" Sealed unit double glazed walk-in bay window to the front elevation, attractive open flooring and feature fireplace. Oak flooring. Original coving to ceiling.

DINING ROOM

12'1 x 11'9 (3.68m x 3.58m)
Sealed unit double glazed window to the rear elevation, Brick fireplace with log burner, and oak flooring.

KITCHEN

10'2 x 8'11 (3.10m x 2.72m)
Sealed unit double glazed window overlooking the rear garden and door with glazed inserts leads out into the rear garden. An extensive range of ivory fronted base and wall cupboards with worksurfaces and splashbacks. Range cooker with oversized extractor, sink unit with drainer, space for fridge freezer. There is a good sized utility cupboard which has space and plumbing for a washing machine.

FIRST FLOOR

LANDING

Sealed unit double glazed window to the front elevation.

BEDROOM 1

17'2 max x 12'10 (5.23m max x 3.91m)
(17'2 into bay decreasing to 14'1 x 12'10) Sealed unit double glazed walk-in bay window to the front elevation and attractive wood laminate flooring.

BEDROOM 2

13'9 max x 11'9 max (4.19m max x 3.58m max)
(13'9 into bay decreasing to 11' x 11'9 decreasing to 10'8) Sealed unit double glazed walk-in bay window to the front elevation and fitted cupboard.

BEDROOM 3

12'1 x 11'9 max (3.68m x 3.58m max)
Sealed unit double glazed window to the rear elevation, fitted storage cupboard.

BATHROOM

8'3 max x 5'7 plus recess (2.51m max x 1.70m plus recess)
Sealed unit double glazed window to the side elevation. A beautiful four piece suite enjoys a slipper style bath, pedestal

wash hand basin, high level WC and independent shower cubicle, all beautifully complemented by tiled splashbacks.

OUTSIDE

GARAGE

Single attached garage with up & over door, power and light, and rear personnel door leading out into the garden.

REAR GARDEN

The rear garden is designed for ease of maintenance with planting and seating areas. With a walled boundary to the side and rear, and a small side lawned garden with seating area providing 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.

DOUBLE GLAZING

The property benefits from majority Sealed Unit Double Glazing.

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 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.



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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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.