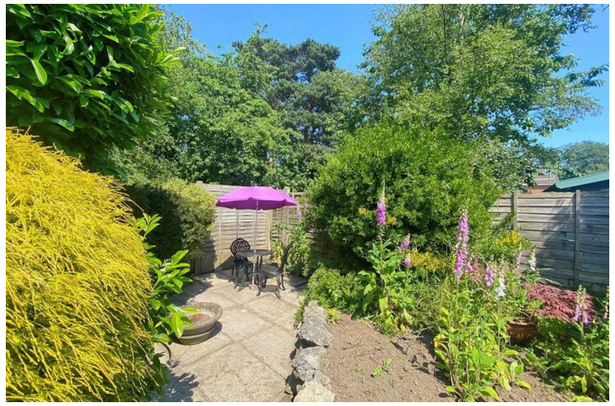

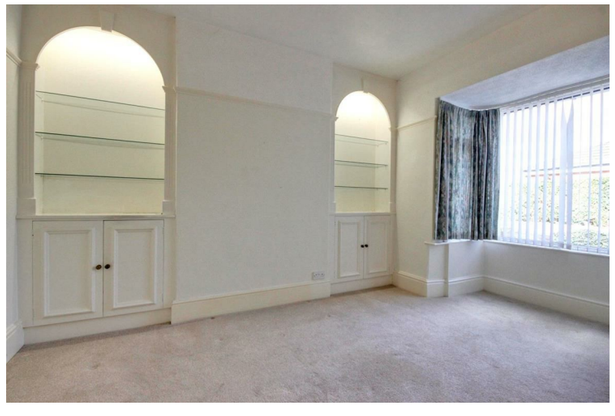

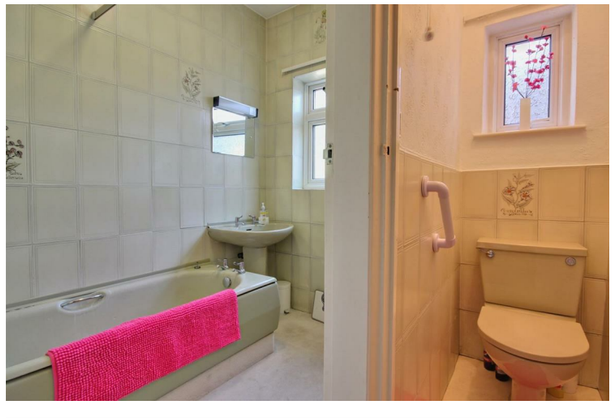

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

23 Southwood Road, Cottingham HU16 5AE

£295,000

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

- Detached true bungalow
- No forward chain
- Two/Three receptions
- Three/Four double bedrooms
- Bathroom and separate WC
- Extended providing space and versatility
- Superb enclosed garden
- Driveway and garage
- Council tax band E
- EPC:D

When a property has been owned for over 40 years by the same family it truly must be the best advert ever! This exceptional, double fronted, detached true bungalow is presented to the market with no forward chain. Such a welcoming warm feeling awaits you with a truly exceptional plot!

Having been extended to provide over 1,200 square feet of well-presented accommodation, the property enjoys spacious entrance hallway, three reception rooms, three double bedrooms, breakfast kitchen, bathroom and separate WC. The well-tended garden provides the perfect backdrop and great outdoor space. There is a walkway to the side of the property connecting to the single garage. Set back from the road with a private driveway and smart front garden, this delightful property now awaits its new owners.

This very special bungalow must be viewed to fully appreciate its versatility and the space on offer.

LOCATION

Located on the corner of Southwood Road and The Parkway, the property lies within easy reach of the local amenities and facilities that the village has to offer.

Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

24'10 x 4'4 (7.57m x 1.32m)
Double doors with glazed inserts leads into the entrance porch with uPVC door opening in to the hallway, which gives access to all rooms.

DAY ROOM

10'11 x 8'4 (3.33m x 2.54m)
Ideal for those working from home or for those that want an additional sitting area. With steps leading down to the lounge.

LOUNGE

23'1 decreasing to 19'6 x 12'1 (7.04m decreasing to 5.94m x 3.68m)
Sliding patio door and uPVC double glazed window with undisturbed views of the rear garden. Stone fireplace with living flame gas fire and TV aerial point.

DINING ROOM/BEDROOM

14'11 into bay decreasing to 12' x 10'3 (4.55m into bay decreasing to 3.66m x 3.12m)
Walk-in bay window to the side elevation and fitted storage cupboards. Currently used as a dining room but could easily be used as a fourth bedroom.

BREAKFAST KITCHEN

12'3 x 10'11 (3.73m x 3.33m)
uPVC double glazed window to the rear elevation and door to garden. Fitted base and wall units with worksurfaces and splashbacks, sink unit with drainer. Breakfast bar which houses a ceramic hob, double electric oven, space for fridge freezer. A door leads into a walkway which links the front of the property to the rear and also has access to the garage.

BEDROOM 1

12'2 max x 12' (3.71m max x 3.66m)
(12'2 into bay decreasing to 9'11 to wardrobes x 12') Walk-in uPVC double glazed bay window to the front elevation, full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

12'5 max x 11' (3.78m max x 3.35m)
(12'5 into bay decreasing to 10'9 to wardrobes x 11'11) Walk-in uPVC double glazed bay window to the front elevation and fitted wardrobes.

BEDROOM 3

14'3 into bay decreasing to 12' x 11'11 (4.34m into bay decreasing to 3.66m x 3.63m)
Walk-in uPVC double glazed bay window to the side elevation.

BATHROOM

7'7 x 5'1 (2.31m x 1.55m)
Window to the rear elevation, two piece coloured suite has panelled bath and low level WC, tiled splashbacks to wet areas.

SEPARATE WC

Window to the rear elevation and low level WC.

EXTERNAL

To the front of the property there is an enclosed garden of an established landscaped appearance with is lawned with an array of shrubbery and plants. A private driveway provides off-street parking for several vehicles, with turn in area for ease of exit and leads to the brick built garage which has up & over door, power and light.

The rear garden is beautifully tended being easterly facing and is predominantly laid to lawn with all-season, well stocked and planted borders, shrubbery and trees, A truly beautiful garden providing great outdoor space. There is an extensive patio area providing ideal seating area.

At the head of the garden is a pathway that loops around. Garden Shed.

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

The Council Tax Band for this property is Band E.

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

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.