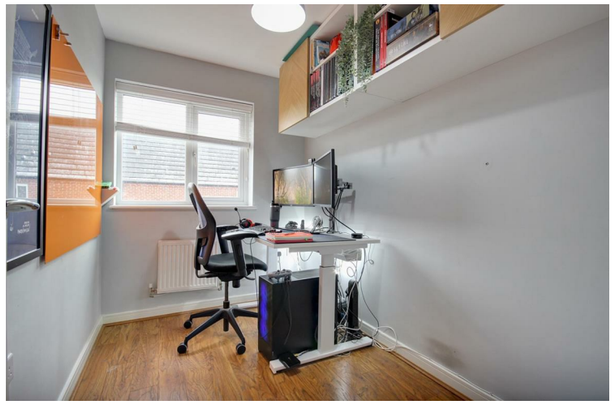

Quick & Clarke
PROPERTY SPECIALISTS

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
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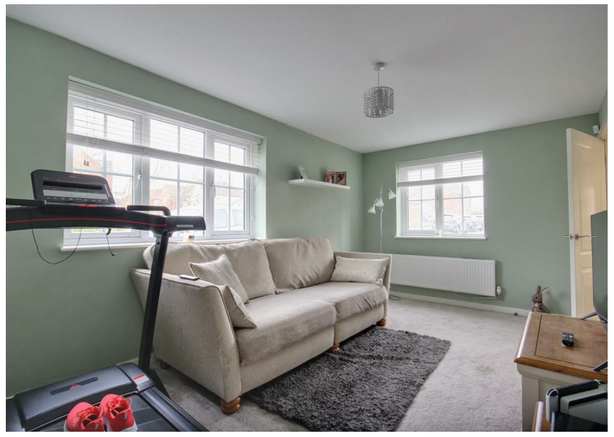


34 Wheatley Drive, Cottingham HU16 5LR

Offers Over £235,000

Beverley | Cottingham | Hornsea | Willerby

- Three bedrooms / two bathrooms
- Modern and contemporary layout
- Constructed in 2017
- Master bedroom with en-suite
- Appealing location on development
- Close to Castle Hill Hospital and main road network
- Council Tax Band: C
- EPC Rating: B

In our opinion one of the best designed properties on this popular development. Ideally positioned the property has the look of a detached house and has a superb modern layout which allows for flexibility of use for families and homeworkers alike.

With an en-suite bathroom to the master bedroom, the property also has a spacious living room and dining kitchen with patio doors which open out onto the garden. The property also benefits from off street parking and garage.

LOCATION

The property is located in a superb position on the corner of Wheatley Drive and Edmond Close, close to the junction with Castle Road. This corner plot position ensures that the property looks detached from the property which lies behind.

Situated close to the entrance of this popular modern development it provides for ease of access to the major road network, Castle Hill Hospital and the amenities of Cottingham.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

15'4" x 6'3" (4.67m x 1.91m)
Modern composite front door. Large scale porcelain tiled floor which flows through into the dining kitchen. Stairs to first floor accommodation with storage cupboard under.

DOWNSTAIRS CLOAKS

Two piece sanitary suite comprising back to the wall w.c. and pedestal hand wash basin. Partially tiled walls.

LIVING ROOM

15'4" x 9'5" (4.67m x 2.87m)
A well proportioned room with windows to both front and side aspect.

DINING KITCHEN

15'4" x 9'4" (4.67m x 2.84m)
With an extensive range of wall and base storage units with white gloss fronts, butcher's block laminate work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink and drainer. Gas hob with stainless steel splashback and extractor over, integrated oven, grill and dishwasher. Windows to both front and side aspect and French doors leading out onto the rear garden. Continuation of the large scale porcelain tiled floor from the entrance hall. Gas boiler concealed in wall unit.

FIRST FLOOR

BEDROOM 1

11'11" x 9'5" (3.63m x 2.87m)
Window to side aspect.

EN-SUITE SHOWER ROOM

6'10" x 3'3" (2.08m x 0.99m)
Three piece sanitary suite comprising back to the unit w.c., pedestal hand wash basin and shower cubicle. Partially tiled walls. Window to front elevation.

BEDROOM 2

9'7" x 9'0" (2.92m x 2.74m)
Window to front elevation.

BEDROOM 3

6'1" x 4'6" (1.85m x 1.37m)
Laminate flooring. Window to side aspect.

BATHROOM

Three piece sanitary suite comprising panelled bath, back to the unit w.c. and wall hung hand wash basin. Partially tiled walls. Window to front elevation.

OUTSIDE

The property is approached over an easy to maintain front garden with the main garden lying to the side of the property and enclosed by a wall for privacy. Largely lawned there is a patio area adjacent to the dining kitchen and a gate at the side of the garden provides exterior access to driveway and road.

GARAGE

Single brick garage with up and over door. Supplied with light and power and courtesy door to the side. The driveway is positioned immediately in front.

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).

VIEWING

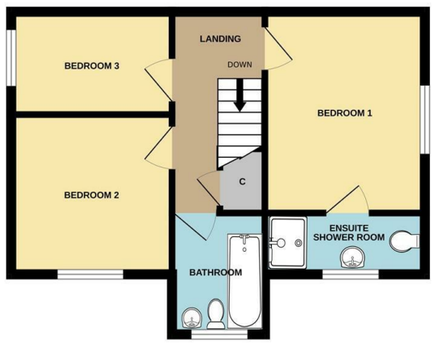
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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 the 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

GROUND FLOOR

1ST 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.