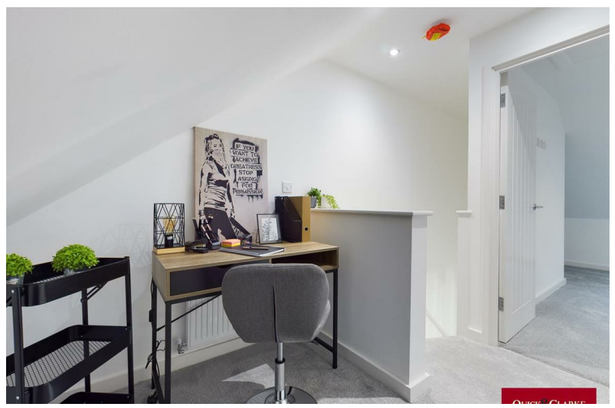
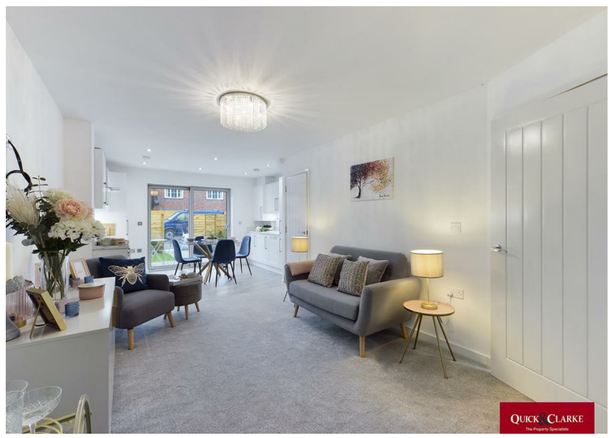


Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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



The Ferens Thwaite Street, Cottingham HU16 4QT

£240,000

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

- Currently under construction
- Three double bedrooms, Two bathrooms
- Stunning open plan ground floor layout
- Ideal for village centre and railway station
- Easy to maintain garden
- Secure gated off-street parking
- Esteemed Architectural Design
- Built Traditionally with Brick and Block

The very essence of contemporary living, a superb modern design that makes the very best of the available light, with a stunning open plan ground floor design and three double bedrooms arranged over the first and second floor. With secure courtyard parking, this fabulous property in a superb location for accessing the amenities in the centre of Cottingham village and the railway station. Boasting an extremely high standard of both construction and specification, early interest is invited. The new home owner will also enjoy the benefit of an easy to maintain courtyard garden.

LOCATION

The property is located on the original site of the Railway Inn on the corner of Thwaite Street (B1233) and Beck Bank, just to the south east of the centre of Cottingham. This ideal position not only provides ease of access to the amenities of Cottingham and the railway station, but also directly onto the major road network linking Cottingham with Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
9'6 x 4'2 (2.90m x 1.27m)
Staircase to the first floor accommodation.

CLOAKROOM
4'6 x 3'11 (1.37m x 1.19m)
Two piece modern suite in white with basin set in vanity and low level WC.

LIVING ROOM
18'10 x 9'11 (5.74m x 3.02m)
Double glazed window to the front elevation. TV aerial point and open aspect to the Dining Kitchen.

DINING KITCHEN
13'0 x 8'8 (3.96m x 2.64m)
Modern fitted kitchen with built in oven, and hob with extractor. Good range of fitted base and wall units with worksurfaces and contemporary under unit lighting. There is an option to purchase an integral appliance package. Sliding patio doors lead into the garden.

FIRST FLOOR

LANDING
Staircase leading to the second floor accommodation

BEDROOM 1
10'0 x 12'11 (3.05m x 3.94m)
Double glazed window. TV aerial point.

BEDROOM 2
13'0 x 9'8 (3.96m x 2.95m)
Double glazed window. TV aerial point.

BATHROOM
6'8 x 7'10 (2.03m x 2.39m)
Modern four piece suite in white enjoying panelled bath, low level WC and wash hand basin with contemporary tiling to complement. Independent shower cubicle with fully tiled area and thermostat shower. Extractor.

SECOND FLOOR

STUDY AREA
8'10 x 7'4 (2.69m x 2.24m)
Great area to work from home!

BEDROOM 3
13'0 x 13'11 (3.96m x 4.24m)
Double glazed window. TV aerial point.

ENSUITE
7'0 x 5'5 (2.13m x 1.65m)
Modern three piece suite in white enjoying walk in shower cubicle, wash basin set in vanity and low level WC. Contemporary tiling to splash backs. Extractor.

EXTERNAL
The rear garden is designed for ease of maintenance with patio and Astroturf, outside light and power point.

Parking is within the development with electric power point and secure gated access to the development.

AGENTS NOTE
Photographs are of the show home and are for illustration purposes only.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

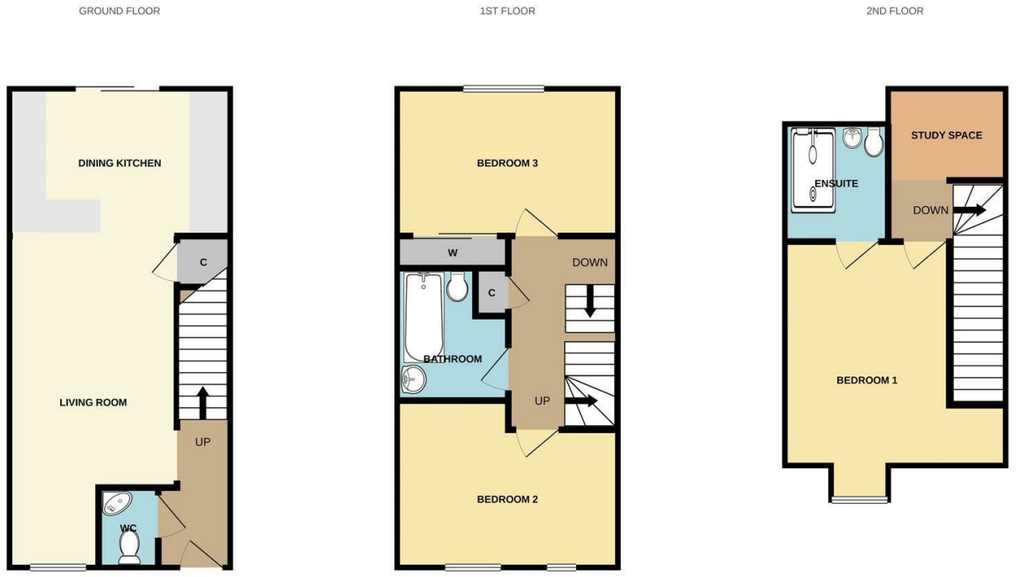
DOUBLE GLAZING
The property benefits from uPVC Double Glazing.

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 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.



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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