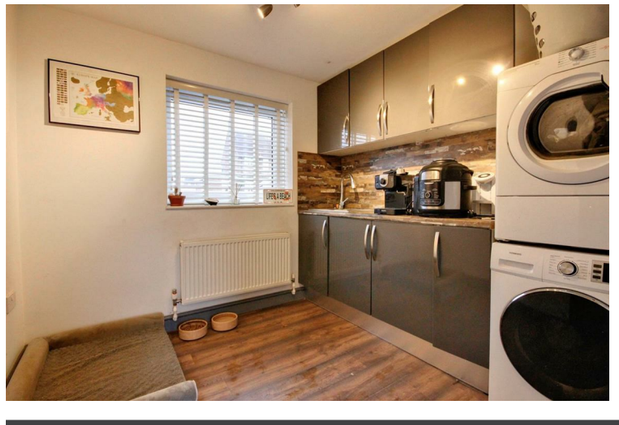

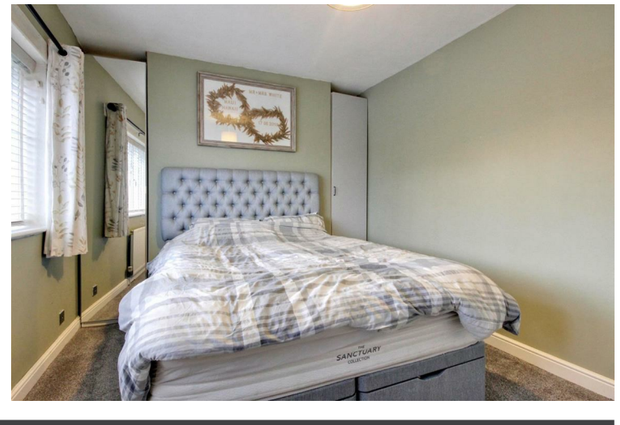

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QUICK&CLARKE

The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
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35 Trinity Garth, Skidby HU16 5TS

£250,000

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

- Three bedrooms
- Dining kitchen
- Downstairs w.c. and utility
- First floor bathroom
- Driveway for several vehicles
- Single garage
- Garden
- EPC rating: D Council Tax: B

Lying beyond this traditional facade lies a beautiful family home which has been enhanced by the current owners to provide versatile and styled accommodation. The well presented interior enjoys entrance hallway, dining kitchen with contemporary units and log burner to the dining area, utility room, downstairs w.c. and rear lobby. To the first floor there are three bedrooms and a modern house bathroom. The gardens are well tended and provide great outdoor space. A private driveway provides off street parking for several vehicles, with car port and single garage. Viewing is an absolute must!

AGENTS NOTES
A new boiler was installed on the 13/12/24 to which we have a certificate. 10 windows were installed on 7/3/24 and have a FENSA certificate

LOCATION
Skidby lies approximately two miles from the village of Cottingham. The delightful village of Cottingham offers a good degree of local amenities and facilities to include a train station. There is a local Co-op supermarket and the village lies within close proximity of the market town of Beverley and the facilities in Hull city centre. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge. Skidby is ideally located for those wishing to commute to the historic market town of Beverley, the village of Cottingham and Hull city centre.

THE ACCOMMODATON COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
uPVC door with glazed inserts leads into entrance hallway with staircase with spindle balustrade leading to the first floor accommodation with access to the under stairs storage cupboard which houses the utility meters.

KITCHEN/DINING ROOM
16'1" x 9'11" decreasing to 6'5" (4.90m x 3.02m decreasing to 1.96m)
Sliding patio doors to rear. Rustic brick feature wall housing a log burner. An opening leads to the kitchen. The kitchen area has two uPVC double glazed windows to the rear elevation, contemporary fitted base and wall units with work surfaces and splashbacks, sink unit with drainer, single electric oven with hob and extractor. Tiled floors. A door leads into the lounge.

LOUNGE
13'11" x 12'4" (4.24m x 3.76m)
uPVC double glazed window to the front elevation, t.v. aerial point and wall mounted electric flame fire.

REAR LOBBY
Storage area and w.c. which has low level w.c. and pedestal wash hand basin and tiled floors.

UTILITY ROOM
8'3" x 8'8" (2.51m x 2.64m)
uPVC double glazed window to the front elevation. Fitted base and wall units with space and plumbing for washing machine and space for tumble dryer. A great family useable area.

FIRST FLOOR

LANDING
With uPVC double glazed window to the front elevation.

BEDROOM 1
12'7" x 9'8" (3.84m x 2.95m)
With uPVC double glazed window to the front elevation.

BEDROOM 2
9'5" max x 9'3" (2.87m max x 2.82m)
uPVC double glazed window to the rear elevation and fitted storage cupboard.

BEDROOM 3
10'1" x 7'7" (3.07m x 2.31m)
With uPVC double glazed window to the rear elevation.

BATHROOM
8'2" x 5'6" (2.49m x 1.68m)
Three piece suite in white enjoying wash hand basin set on modern vanity with storage drawers, low level w.c. and shaped bath with thermostat shower over and shower screen. Tiled splashbacks to wet area.

OUTSIDE
To the front of the property is an enclosed lawned garden, side driveway provides off street parking for several vehicles with double gates leading to further parking facilities with a detached garage with double doors.

The rear garden is of good proportions and features patio area leading down to a lawned garden with further seating area to the head of the garden. The rear garden offers a good degree of privacy.

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.