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

QUICK & CLARKE
The Property Specialists

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35 Elmfield Drive, Cottingham HU16 4AR

Offers Over £275,000

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- Prime cul-de-sac location
- No chain!
- Semi detached family home
- 3/4 Bedrooms
- Spacious Lounge/Dining room
- First floor shower room and downstairs WC
- Attractive gardens
- Driveway & Garage
- Viewing is a must!
- EPC: awaited

Enjoying a prime cul-de-sac location in this highly regarded residential area, we present to the market with No Chain this semi-detached family home. Having been owned by the current family for 60 years the property now awaits its new owners to add their design ideas within and enjoy the home as much as they have. The property has majority uPVC double glazing and gas central heating and in brief has Entrance Hallway with Study/Bed 4 off, spacious Lounge/Dining Room with patio doors to garden, Kitchen with Utility Area off and WC. To the first floor the landing leads to THREE DOUBLE Bedrooms and a Shower Room. A private driveway provides off street parking and leads to the Garage. The beautiful South West facing garden provides superb family outdoor space. With so much scope on offer viewing is a must!

LOCATION

Elmfield Drive is located off South Street in Cottingham and lies within ease of reach of 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 uPVC door leads into entrance hallway with return staircase to the first floor accommodation with wooden balustrade.

LOUNGE DINING ROOM

22'6" plus bay x 13'5" (6.86m plus bay x 4.09m)
uPVC double glazed bay window to the front elevation and sliding patio door leading out into the rear garden. Stone fireplace with open grate and granite back and hearth, and TV aerial point.

KITCHEN

11'10" x 9'9" (3.61m x 2.97m)
uPVC double glazed window to the rear elevation. An extensive range of fitted base and wall units with worksurfaces and splashbacks, provision for cooking, sink unit with drainer and mixer tap. A door leads into the rear lobby.

REAR LOBBY

uPVC door leading out into the rear garden.

DOWNSTAIRS WC

Low level WC.

BEDROOM 4 / STUDY

11' x 8'5" (3.35m' x 2.44m'1.52m")
uPVC double glazed window to the front elevation. A versatile room that could be an additional bedroom or office/playroom.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation.

BEDROOM 1

12'3" x 11'11" into wardrobes (3.73m x 3.63m into wardrobes)
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage.

BEDROOM 2

13'3" x 10'4" (4.04m x 3.15m)
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage.

BEDROOM 3

9'2" x 8'1" to wardrobe (2.79m x 2.46m to wardrobe)
uPVC double glazed window to the front elevation and a fitted wardrobe.

SHOWER ROOM

9'8" x 5'6" (2.95m x 1.68m)
uPVC double glazed window to the rear elevation.
Independent shower cubicle, wash hand basin set in vanity unit and linen cupboard, tiled to wet areas.

SEPARATE WC

uPVC double glazed window to the side elevation and low level WC.

EXTERNAL

The property sits in a splendid plot with a south west facing aspect. The front garden is lawned and well maintained. A side driveway provides off-street parking and leads to the brick built garage which has up & over door.

A gated side entrance leads into a beautifully maintained garden which is predominantly laid to lawn with patio and established well maintained borders, garden shed, outside awning and offering a great degree of privacy. What a splendid private garden to thoroughly enjoy and relax in at the end of the day and at weekends.

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 and uPVC facias and soffits.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

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

FINANCIAL SERVICES

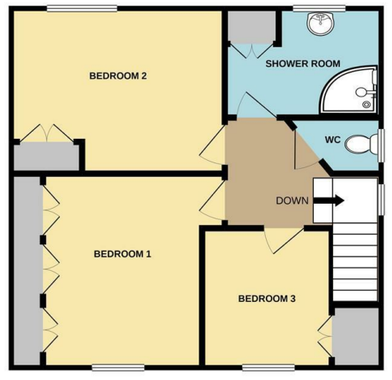
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident 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.

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.