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

QUICK&CLARKE
The Property Specialists

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20 Rydal Grove, Cottingham HU16 5NH

£235,000

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- Semi-detached house
- No onward chain
- Head of cul-de-sac location
- Three receptions
- Three bedrooms
- Stunning garden
- Garage
- Viewing a must
- EPC Rating Awaited
- Council Tax Band: C

Enjoying a prime head of cul-de-sac position we are delighted to present to the market this lovely bay fronted traditional semi-detached house. The well presented accommodation has such a welcoming feel from the moment you step in to the spacious hallway. With uPVC double glazing and gas central heating the accommodation has three reception areas, kitchen and downstairs WC. To the first floor there is a spacious landing and three bedrooms and modern bathroom. The property is offered to the market with no onward chain!

The garden is an absolute gem! With a South facing aspect there is a sweeping lawn, all seasons stocked borders and great outdoor space for family living. A shared driveway to the side leads down to the garage with parking directly in front.

Having been owned for over 40 years which is one of the best adverts a property can have, now searching for its new owners to enjoy all this property has to offer to which an early viewing is an absolute must!

LOCATION

Rydal Grove is located off St Margaret's Avenue in Cottingham ideally located for the village centre.

Cottingham is listed as one of the UK'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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

11'3" x 4'5" (3.43m x 1.35m)
To the side of the property there is a uPVC door with glazed inserts leads into the entrance hallway having fitted storage cupboard and staircase to the left leading to the first floor accommodation. Wood laminate flooring.

DOWNSTAIRS W.C.

uPVC double glazed window to the front elevation. Two piece suite having low level w.c. and pedestal wash hand basin. Wood laminate flooring.

LOUNGE

17'6" x 14'3" into bay decreasing to 11'10" (5.33m x 4.34m into bay decreasing to 3.61m)
With uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed window to the front elevation. Adams style fire surround with granite back and hearth and incorporating living flame gas fire. Beautiful oak styled double doors with glazed inserts lead into the dining room.

DINING ROOM

11'7" x 11'5" decreasing to 9'10" (3.53m x 3.48m decreasing to 3.00m)
Having opening to the sitting room and door into kitchen.

SNUG

10'4" max x 9'10" (3.15m max x 3.00m)
uPVC double glazed French doors with full height side windows enjoying splendid undisturbed views over the rear garden.

KITCHEN

10'3" max decreasing to 3'7" x 10'3" max (3.12m max decreasing to 1.09m x 3.12m max)
uPVC double glazed window to both the rear and side elevations and uPVC door to garden. Fitted base and wall units with work surfaces and splashbacks. Sink unit with drainer. Space and provision for cooking. Space for fridge freezer and space and plumbing for washing machine. Tiled flooring.

FIRST FLOOR

LANDING AREA

uPVC double glazed window to the rear elevation. split landing with a seating area with shelving and enjoying stunning views over the garden.

BEDROOM 1

14'6" into bay x 10'5" (4.42m into bay x 3.18m)
uPVC double glazed walk-in bay window to the front elevation. Fitted wardrobe providing hanging and storage facilities.

BEDROOM 2

11'4" x 9'2" to wardrobes (3.45m x 2.79m to wardrobes)
uPVC double glazed window to the rear elevation. Attractive wood laminate flooring and fitted wardrobes.

BEDROOM 3

8'11" x 5'6" (2.72m x 1.68m)
uPVC double glazed window to the front elevation. Fitted double wardrobe.

BATHROOM

6'3" x 5'10" (1.91m x 1.78m)
uPVC double glazed window to the side elevation. Three piece modern suite in white enjoys panelled bath with shower over, low level w.c. and pedestal wash hand basin and linen cupboard. Fully tiled walls in a two tone design with feature decor tiling.

OUTSIDE

To the front of the property there is a small enclosed cottage style garden with brick wall and wrought iron railings. A shared driveway to the side leads down to a single attached garage with parking directly in front.

The rear garden is absolutely outstanding. Of a southerly aspect the property benefits from a sweeping lawn leading down to the head of the garden with an array of shrubbery and plants providing a kaleidoscope of colour and texture and creating an all-seasons garden. There is also a patio area.

The rear garden offers a really good degree of privacy and is an absolute gem to which only a viewing will fully appreciate.

GARAGE

Up and over door, power and light.

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

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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