



QUICK&CLARKE

The Property Specialists

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36 Trinity Garth, Cottingham HU16 5TS
£250,000

- Outstanding semi-detached house
- Larger than many 3 bed detached houses
- Kitchen/Dayroom with log burner
- Snug with French doors
- Boot Room / Utility & Cloaks / WC
- Vehicular access
- Outstanding Corner Plot
- NO CHAIN
- EPC Rating D
- Council Tax Band B

Located within this ever popular village and occupying such a great corner plot we are delighted to present to the market this wonderfully spacious three bedroomed semi-detached house which, at over 1,020 square feet is larger than many three bed detached houses available today. The property has been fully modernised and provides such great accommodation with Entrance Hallway, Lounge with French doors to garden, Living Dining Kitchen with log burner and pantry off, inner hallway with WC and utility room. To the first floor there are three good size Bedrooms and a modern shower room. The house stands on a very spacious plot with vehicular access and has been created to suit modern living by the owner's exacting attention to detail. Ready to walk into and make it your home!

LOCATION - SKIDBY

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 ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Return staircase to first floor with central runner, timber effect flooring, PVCu sealed unit double glazed window and radiator.

KITCHEN / DAY ROOM

19'3" x 13'10" (5.87m x 4.22m)
The heart of this wonderful home is created by the combination of the kitchen and living space, having a newly installed modern shaker style kitchen with timber work surfaces incorporating a Belfast sink, along with integrated electric oven, induction hob and microwave.

The living area is light and spacious, the feature of which is a centrally positioned log burner on a tile hearth, along with built-in fireside cupboards and shelves. the floor has a timber effect covering, there are PVCu sealed unit double glazed windows to front and rear elevations along with a double radiator and contemporary vertical radiator.

PANTRY

The kitchen benefits from a walk-in pantry having fitted shelves, timber effect flooring and PVCu sealed unit double glazed window.

SNUG

11' x 10' (3.35m x 3.05m)
A lovely, welcoming and cosy room with UPVc sealed unit double glazed doors to patio area and garden, paneling effect detail to one wall and radiator.

REAR ENTRANCE

Tiled floor and PVCu sealed unit double glazed door.

BOOT ROOM / UTILITY

8'9" x 8'5" (2.67m x 2.57m)
Fitted base units with marble effect roll edge work surface and single drainer sink unit, plumbing for automatic washing machine, tiled floor, PVCu sealed unit double glazed window and radiator.

CLOAKROOM

Modern suite comprising low level WC, vanity wash basin with cupboard below, tiled floor, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

LANDING

Roof space access, PVCu sealed unit double glazed window and radiator.

BEDROOM 1

14' x 9'9" (4.27m x 2.97m)
Feature period stone fireplace and hearth, paneling effect detail to one wall, built-in wardrobe, timber effect flooring, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

9'7" x 9'3" (2.92m x 2.82m)
Paneling effect detail to one wall, timber effect flooring, built-in cupboard housing newly fitted gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10' x 6'8" (3.05m x 2.03m)
Timber effect flooring, PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

6'6" x 5'7" (1.98m x 1.70m)
A wonderful newly fitted suite comprising monsoon shower in oversize cubicle with glass panel and tiled walls. Vanity wash basin with grey gloss units having cupboards below and low level WC with concealed cistern. Built-in storage cupboard, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property stands on a wonderfully spacious plot with very well presented lawned gardens to front and side along with mature planting beds, gravel borders and an attractive small gravel and paved seating area. Outside tap and two double electrical sockets both front and back. A gravel driveway provides off street car parking facility.

The rear garden is also laid to lawn and offers both a paved and graveled seating area, along with planting bed and timber garden shed.

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

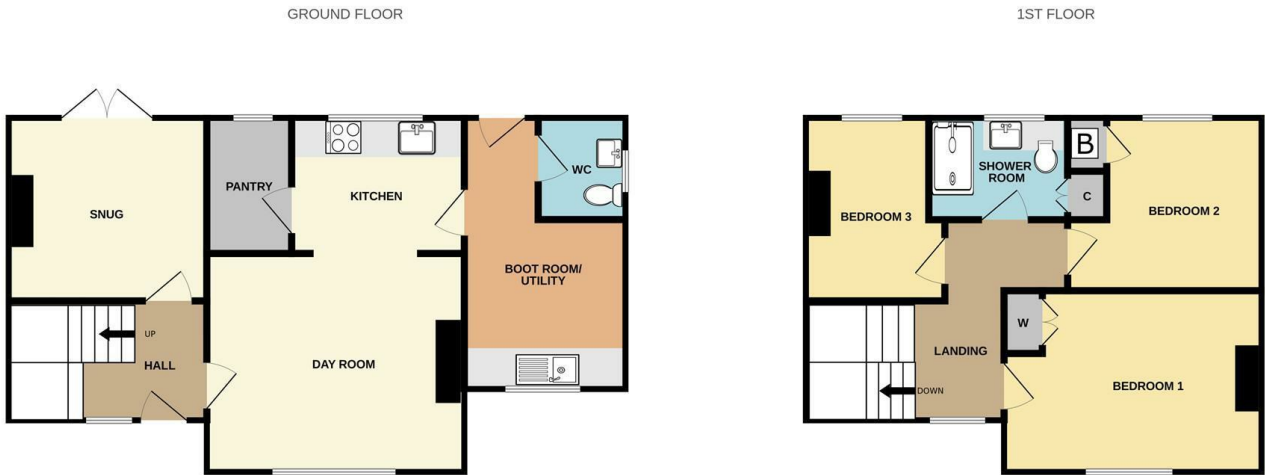
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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



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.