



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



42 Priory Road, Cottingham HU16 4SA
£375,000

- Detached family house
- In excess of 1,600 square feet
- Four bedrooms, two bathrooms
- Two receptions plus conservatory
- Superb dining kitchen
- Driveway and garage
- Spacious west facing garden
- Viewing a must!
- Council tax band F
- EPC rating D

Located within this popular residential area and with superb deceptively spacious accommodation, the property has a brilliant west facing rear garden. Beautifully presented throughout with over 1,600 square feet of versatile family accommodation.

Entrance hallway with downstairs cloaks, two reception rooms, conservatory overlooking the rear garden, and a modern fitted dining kitchen with built-in appliances. To the first floor there are four bedrooms, bedroom one having an en-suite shower room and all bedrooms benefiting from built-in storage, along with a modern house bathroom. A private drive provides off-street parking for several vehicles and leads to a garage. The rear west facing garden is of very generous proportions, extending to the right to provide further outdoor garden space and offering a great degree of privacy.

This exceptional property now awaits its new family.

LOCATION

Priory Road is located close to the village centre. Cottingham wears the proud title of Europe'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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

12'1 x 7'5 (3.68m x 2.26m)
A door with glazed inserts and window to one side leads into the entrance hallway having staircase leading to the first floor accommodation and storage cupboard.

DOWNSTAIRS CLOAKROOM

uPVC double glazed window to the side elevation, modern two piece suite comprising wash basin and WC with concealed cistern, contrasting tiling to the walls.

SITTING / DINING ROOM

13'9 into bay decreasing to 11'10 x 13'8 (4.19m into bay decreasing to 3.61m x 4.17m)
uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed window to the side elevation. Double doors lead into the lounge.

LOUNGE

17'10 x 13' decreasing to 10'11 (5.44m x 3.96m decreasing to 3.33m)
Bifold doors into the conservatory, beautiful limestone fireplace with living flame gas fire and TV aerial point.

CONSERVATORY

14'9 x 8' (4.50m x 2.44m)
Being of a uPVC and brick construction with French doors to garden.

DINING KITCHEN

21'9 x 10'1 (6.63m x 3.07m)
uPVC double glazed windows to the rear and side elevations and door out to the driveway. To the kitchen area there is an extensive range of modern ivory base and wall units with worksurfaces and splashbacks. Ceramic hob with extractor over, slide and hide oven and microwave, space and plumbing for washing machine and dishwasher, 1 1/4 bowl sink and drainer.

FIRST FLOOR

LANDING

Access to loft and uPVC double glazed window to the side elevation.

BEDROOM 1

13'7 decreasing to 11'7 to wardrobes x 12' (4.14m decreasing to 3.53m to wardrobes x 3.66m)
uPVC double glazed windows to the front and side elevations, fitted sliderobes and wardrobe providing hanging and storage facilities.

EN-SUITE SHOWER ROOM

Modern three piece suite in white comprising independent shower cubicle, low level WC and wash basin set in vanity unit, tiling to wet areas and uPVC double glazed window to the side elevation.

BEDROOM 2

12'9 x 10'11 (3.89m x 3.33m)
uPVC double glazed window to the rear elevation and fitted storage cupboard.

BEDROOM 3

7'10 x 7'6 (2.39m x 2.29m)
uPVC double glazed window to the front elevation and fitted storage cupboard.

BEDROOM 4

10' x 9'3 plus doorwell (3.05m x 2.82m plus doorwell)
uPVC double glazed window to the rear elevation. Two fitted cupboards, one of which houses the hot water tank.

BATHROOM

6'11 x 6' (2.11m x 1.83m)
uPVC double glazed window to the side elevation, modern four piece suite enjoys wash basin set in vanity, low level WC, bath with central taps and walk-in shower cubicle, all beautifully tiled to complement.

OUTSIDE

There is a brick sett driveway which extends to the front and side of the property and leads to the single garage which has up & over door, power and light.

The rear west facing garden is beautifully tended and is predominantly laid to lawn with a patio area. At the head of garden to the right is a further area, currently housing a wildflower garden, which could lend itself to a variety of uses.

AGENT'S NOTE

Prospective purchasers should note that the property is of timber framed construction.

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.



VIEWS 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.

42 PRIORY ROAD
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Made with Mapplan 10/2021