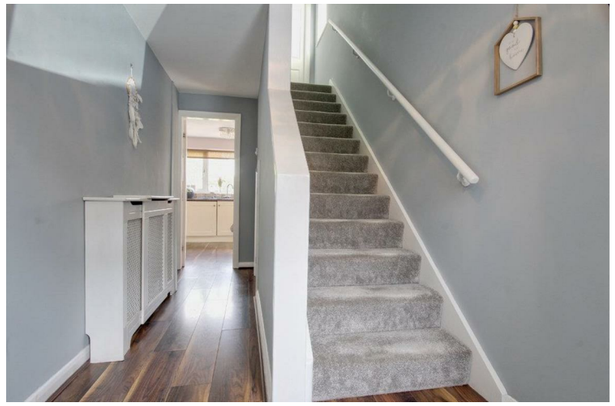

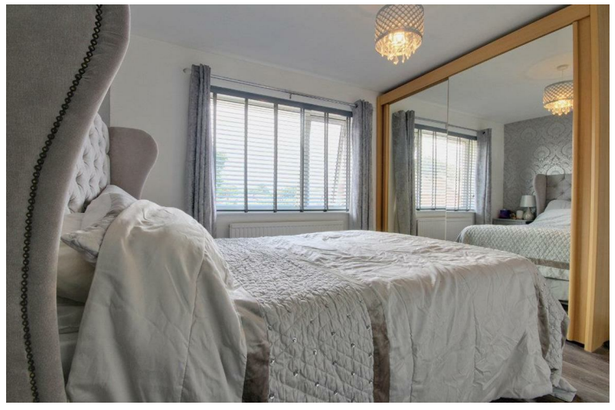

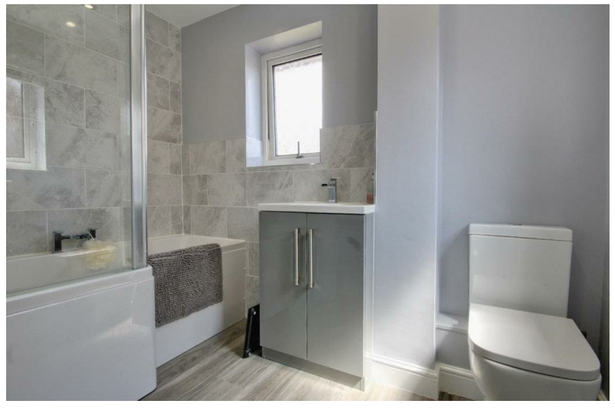

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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Offers Over £235,000

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- Traditional semi-detaced house
- Outstanding accommodation throughout
- No forward chain
- Stunning living/dining kitchen
- Lounge
- Three bedrooms
- Newly fitted modern bathroom
- Driveway & garage
- Good size garden
- EPC Rating: D

Located within this ever popular residential area, we are delighted to present to the market what can only be described as an absolutely meticulous semi-detached family home. Having been transformed by the current owners to provide light and airy modern accommodation throughout. and also offered to the market with no forward chain, this is most definitely a property to view. The property enjoys uPVC double glazing and gas central heating, and in brief consists of welcoming hallway, superb modern fitted living/dining kitchen with sliding doors to the garden, double doors opening into the lounge and to the first floor there are three good sized bedrooms, two of which are fitted, and a modern bathroom. The property enjoys a private driveway and garage, and well tended gardens. A stone's throw from the village centre, this is an ideal property to view.

LOCATION

Oakdene is located off South Street in Cottingham, and within walking distance 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

A contemporary light grey composite door with glazed inserts leads into:

ENTRANCE HALLWAY

Attractive wood laminate flooring, staircase to the first floor accommodation and access to the understairs storage cupboard. A door leads into:

LIVING/DINING KITCHEN

19'1" x 11' decreasing to 9'3" (5.82m x 3.35m decreasing to 2.82m)
Fitted storage cupboard, uPVC double glazed window to the rear elevation, sliding patio doors to garden and uPVC door to the side leading to side access to the garden.

To the kitchen area is an extensive range of ivory Shaker style base and wall units with work surfaces and splashbacks, single electric oven with ceramic hob, one and a quarter bowl sink unit, integrated dishwasher, wood laminate flooring, sliding patio door from the dining area and double doors leading to the lounge.

LOUNGE

11'10" x 11'6" (3.61m x 3.51m)
uPVC double glazed window to the front elevation, wood laminate flooring, TV aerial point and wall mounted electric fire.

FIRST FLOOR

LANDING

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

BEDROOM 1

11'2" decreasing to 9'2" x 9'6" plus doorwell (3.40m decreasing to 2.79m x 2.90m plus doorwell)
uPVC double glazed window to the front elevation, modern sliderobe providing hanging and storage facilities and fitted wardrobe.

BEDROOM 2

10'11" decreasing to 8'11" x 10'3" (3.33m decreasing to 2.72m x 3.12m)
uPVC double glazed window to the rear elevation, modern sliderobes providing hanging and storage facilities and fitted storage cupboard.

BEDROOM 3

9'6" decreasing to 6'4" x 7'4" (2.90m decreasing to 1.93m x 2.24m)
uPVC double glazed window to the front elevation.

BATHROOM

8'7" x 5'4" (2.62m x 1.63m)
uPVC double glazed window to the rear and side aspects, contemporary three piece suite in white featuring shaped bath with shower screen and shower over, wash hand basin set in vanity unit, low level w.c. and tiling to wet aras.

OUTSIDE

To the front of the property is a private block sett driveway and single garage with up-and-over door, power and light. Lawned garden with borders and brick wall.

The rear garden is of good proportions and well presented with a decked area with balustrade stepping down to the meticulously lawned garden. The garden also benefits from a patio area. Providing great outdoor space.

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).

COUNCIL TAX

The Council Tax Band for this property is Band B.

VIEWING

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

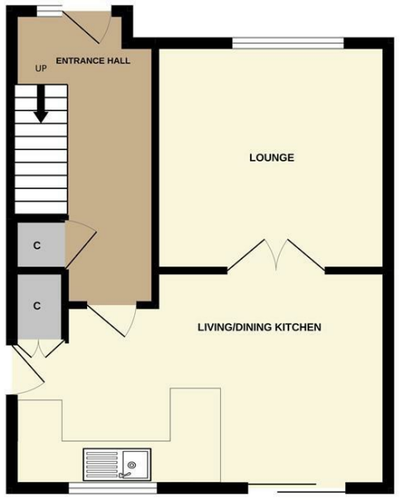
FINANCIAL SERVICES

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

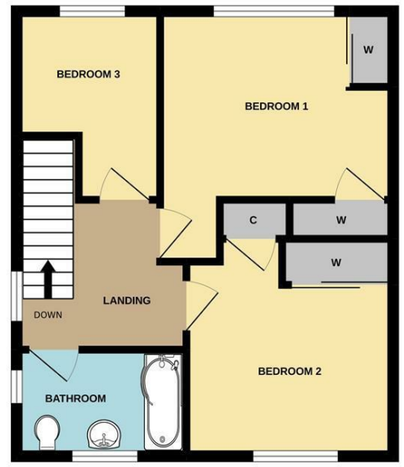
EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



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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