

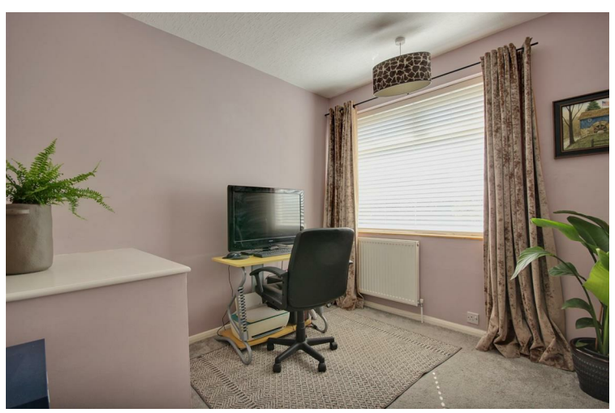


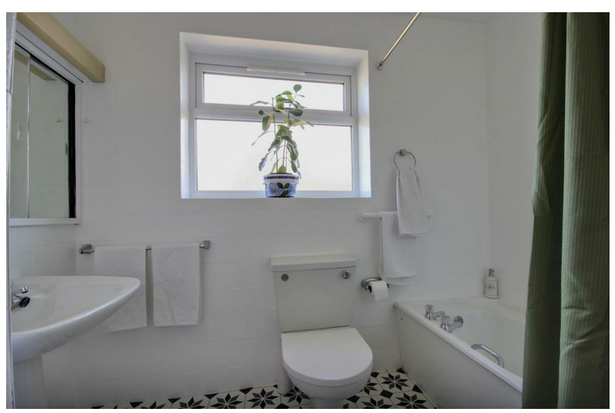












Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

131 King Street, Cottingham,
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33 Marydene Drive, Hull HU6 7TB

£255,000

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- Large corner plot
- Quiet and peaceful cul-de-sac position
- Kitchen approximately 4 years old
- Two reception rooms
- Three double bedrooms
- Extensive parking plus garage
- Superb school catchment
- Council Tax Band: C
- EPC Rating: Awaited

A fabulous, well-proportioned, and recently updated traditional semi-detached home, situated on a superb corner plot. Boasting extensive, westerly-facing gardens to the front, side, and rear, its peaceful head-of-cul-de-sac position is further enhanced by lying adjacent to the playing fields of the highly regarded St Mary's College. Alongside extensive parking to the front and a detached garage, the property features two reception rooms internally, three very good-sized bedrooms, and a kitchen fitted just four years ago.

LOCATION

The property is situated at the head of the cul-de-sac forming Marydene Drive which is accessed off Inglemire Lane. In a superb tucked away position with St Mary's College playing fields to one side there is the Beverley and Barmston Drain on the other.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with multi-point locking system and wide glass panel to one side. Stairs to the first floor accommodation with storage cupboard under. Timber glass panelled doors through into the kitchen and living room.

LIVING ROOM

15'5" x 12'7" (4.70m x 3.84m)
A beautifully proportioned room with a dual aspect. Bay window to front elevation and further window to side elevation. Attractive white painted fireplace with marble hearth housing electric stove. Double timber glass panelled doors through into the breakfast room.

BREAKFAST ROOM

12'2" x 8'3" (3.71m x 2.51m)
A dual aspect room with two picture windows overlooking the rear garden.

KITCHEN

13'4" x 11'2" (4.06m x 3.40m)
A recently fitted modern kitchen with contemporary grey fronts, laminate work surfaces and matching upstand. Four ring electric hob with glass splashback, canopy extractor over and integrated oven. Porcelain sink and drainer. Space for upright fridge freezer and space and plumbing for washing machine (both available for sale by separate negotiation). Window to the rear elevation and glass panelled door through to rear lobby.

REAR LOBBY

4'9" x 2'11" (1.45m x 0.89m)
Wall mounted Ideal Standard gas boiler. Timber door opening onto the patio area of the rear garden with further obscured window to one side.

FIRST FLOOR

BEDROOM 1

13'1" x 10'10" plus bay (3.99m x 3.30m plus bay)
Bay window to the front elevation.

BEDROOM 2

12'7" x 10'10" (3.84m x 3.30m)
Window overlooking the garden and built-in wardrobe shelved out for storage.

BEDROOM 3

9'8" x 8'8" (2.95m x 2.64m)
A small double or large single bedroom with window to the front elevation.

BATHROOM

8'7" x 8'3" (2.62m x 2.51m)
A three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and enamelled bath with separate electric shower over. Fully tiled walls and window to rear elevation. Vanity cupboard with sliding mirrored fronts.

OUTSIDE

Occupying a large corner plot, the property benefits from extensive gravelled parking at the front with space for several vehicles, alongside a charming planted border and side gate access to the rear. The very generous garden will undoubtedly appeal to budding gardeners. Landscaped for ease of maintenance, it features flowerbeds interspersed between patio areas designed to make the absolute best of the westerly aspect. A brick store and outdoor toilet are attached to the rear of the house, while the fenced and hedged perimeter provides an excellent degree of privacy, backed by the school playing fields along the southern boundary.

GARAGE

Detached brick garage with roller door to the front. Supplied with light and power and side courtesy door to the rear.

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.

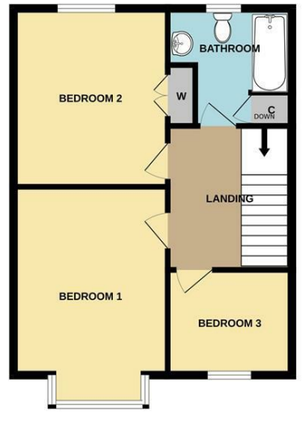
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GROUND FLOOR



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.