



**27 Cornwall Street, Cottingham HU16 4NB**  
**£134,950**

- Period end townhouse
- No Chain!
- Absolutely stunning!
- Two DOUBLE bedrooms
- Two BATHROOMS
- Lounge/Dining Room with log burner
- Modern kitchen
- Enclosed courtyard to rear
- Viewing is a must!
- EPC: E

Located within this highly regarded area close to the village centre. This absolute gem of an end townhouse is presented to the market with no chain! Beautifully modernised with empathy and style and providing great living accommodation! With uPVC double glazing and gas central heating the accommodation enjoys spacious Lounge/Dining Room with log burner, modern fitted Kitchen with built-in appliances, lobby with pantry off and stunning ground floor Bathroom. To the first floor the landing area leads to TWO DOUBLE Bedrooms; bedroom one with en-suite Shower Room. Superb courtyard garden. Viewing is a definite must on this property!

## LOCATION

Cornwall Street is off New Village Road in Cottingham within ease of reach 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

#### LOUNGE DINING ROOM

21'2" x 12'9" max (6.45m x 3.89m max)

A composite door leads into the lounge/dining room.

#### LOUNGE AREA

12'9" x 9'9" plus bay (3.89m x 2.97m plus bay)  
uPVC double glazed walk-in bay window to the front elevation, recessed fireplace with oak beam housing a log burner, and TV aerial point.

#### DINING AREA

10'10" x 10'3" (3.30m x 3.12m)  
uPVC double glazed window to the rear elevation, staircase leading to the first floor accommodation, recessed fireplace.

#### KITCHEN

10'4" x 6'8" (3.15m x 2.03m)  
uPVC double glazed window and door to the side elevation. Modern fitted base and wall units with an oak style finish with worksurfaces and matching upstand. Electric hob with single oven, sink unit with drainer, space and plumbing for washing machine and dishwasher, and space for fridge.

#### REAR LOBBY

Access to pantry which is shelved providing great storage facilities and contains a freezer.

#### BATHROOM

6'5" x 4'10" (1.96m x 1.47m)  
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys panelled bath with shower over, low level WC and pedestal wash hand basin. Beautifully tiled walls with feature border tiling, underfloor heating and towel radiator.

#### FIRST FLOOR

#### LANDING

Small landing area.

#### BEDROOM 1

9'11" max x 9'11" plus recess (3.02m max x 3.02m plus recess)  
uPVC double glazed window to the front elevation. Door into en-suite.

#### EN-SUITE

Modern three piece suite in white enjoying independent shower cubicle, low level WC and pedestal wash hand basin. Beautifully tiled walls with Italian Travertine style tiling, tiled floor and extractor.

#### BEDROOM 2

9'8" x 8'11" (2.95m x 2.72m)  
uPVC double glazed window to the rear elevation and fitted double wardrobe.

#### OUTSIDE

To the rear of the property is an enclosed terrace which provides outside entertainment area with gated entrance to the side of the property, which leads out to the front elevation.

#### 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 to be Freehold (to 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 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](mailto:cottingham@qandc.net)

#### EPC RATING

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



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 etc. are approximate and are taken as they appear at the time the plan is taken for any enquiry. It is the responsibility of the prospective purchaser to satisfy themselves as to the accuracy of any measurements. This plan is for illustrative purposes only and should be used in conjunction with the sales particulars. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropix ©2002.