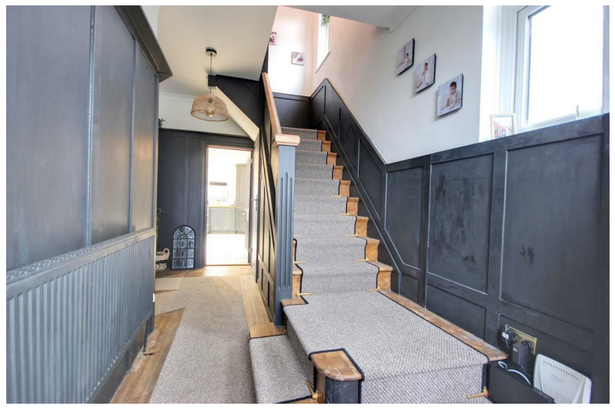

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QUICK & CLARKE

The Property Specialists

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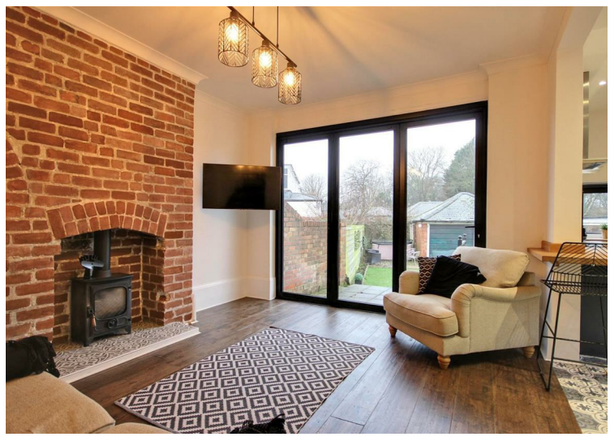

17 West End Road, Cottingham HU16 5PL

£350,000

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- An outstanding semi-detached house in excess of 1300 square feet
- Beautifully refurbished with an abundance of stylish elevations
- Lounge with walk-in bay window
- Rear sitting/dining room with log burner and bi-folding doors and opening to kitchen
- Bespoke kitchen with built-in appliances and feature pantry
- Three DOUBLE bedrooms
- First floor bathroom with separate WC and additional ground floor WC
- Driveway for several vehicles and DOUBLE garage
- Viewing is an absolute must!
- EPC: D Council Tax: E

This outstanding traditional semi-detached house offers ready to move in to accommodation in excess of 1,300 square feet.

With an abundance of features and having been modernised to provide stylish elevations throughout the property offers so much, ideal for family living. With welcoming entrance hallway with WC off, spacious lounge with walk-in bay window, sitting/dining room with log burner and bi-folding doors, with opening into the bespoke kitchen with a host of built-in appliances and superb pantry!

To the first floor the landing leads to three DOUBLE bedrooms, stunning bathroom with roll top bath and separate WC.

The driveway is private and provides off street parking for several vehicles, DOUBLE garage and low maintenance south westerly facing garden.

It is impossible to not completely fall in love with this beautiful property to which an early viewing is an absolute must!

LOCATION

West End Road is located on the corner of Dene Road and within walking distance of the village centre and also walking distance to Westfield Primary School.

Cottingham is listed as one of the UK's largest villages 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

19'1" x 6'3" (5.82m x 1.91m)
Door with glazed inserts and full height side windows and overhead arched window leads into entrance hallway. An imposing impressive welcoming hallway with attractive oak flooring and staircase with central carpet and carpet rods leading to the first floor accommodation and feature panelling to dado height to the right hand side and delft rack to the left. uPVC double glazed window to the side elevation. A door leads into downstairs w.c.

DOWNSTAIRS W.C.

Modern two piece suite in white enjoying low level w.c. and pedestal wash hand basin.

LOUNGE

17'1" x 13'11" (5.21m x 4.24m)
Walk-in bay window to the front elevation. Attractive wooden flooring flows throughout. TV aerial point. Period cast iron fireplace with open fire and ornate tiled hearth. Picture rail and coving. A door leads into the dining area and also a door into kitchen.

SITTING / DINING AREA

14'9" x 12'0" (4.50m x 3.66m)
Having bi-folding doors opening out into the rear garden. Recessed fireplace with log burner and attractive wood flooring. TV aerial point and large opening into kitchen.

KITCHEN

16'4" x 8'6" (4.98m x 2.59m)
uPVC double glazed window to both the rear and side elevations. An extensive range of anthracite base units and larder cupboards with chrome handles and wood work surfaces. Feature corner pantry unit which is fully shelved with integral wine rack. Stainless single electric fan oven with microwave above, induction hob, porcelain one and a quarter sink unit with swan mixer tap. Integrated washing machine, dishwasher and fridge freezer. Beautifully tiled floor with underfloor electric heating.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

17'9" into bay x 14'1" (5.41m into bay x 4.29m)
With walk-in bay window to the front elevation.

BEDROOM 2

17'3" maximum into bay x 12'3" (5.26m maximum into bay x 3.73m)
uPVC double glazed walk-in bay window overlooking the rear garden. Fitted wardrobe.

BEDROOM 3

9'6" into bay x 8'6" (2.90m into bay x 2.59m)
uPVC double glazed walk-in bay window to the front elevation.

BATHROOM

7'3" x 6'8" (2.21m x 2.03m)
uPVC double glazed oriel bay window to the side elevation. Stunning two piece bespoke bathroom suite enjoying roll top bath with chrome claw feet with thermostat shower over and shower screen and pedestal wash hand basin, all beautifully complemented with tiling to wet areas and contrasting tiled floor with panelling.

SEPARATE W.C.

uPVC double glazed window to the side elevation. Low level w.c. with tiled splashbacks to wet area and contrasting tiled floor and panelling to wall.

OUTSIDE

To the front of the property there is an enclosed front garden with side driveway providing ample off street parking and leading down to the detached double garage which has up and over doors, power and light and lockable gates directly in front.

The rear garden offers a very good degree of privacy with Dene Wood beyond and enjoying a south westerly facing orientation with raised patio area with decking steps onto an astroturf garden with hard standing to the rear currently housing a hot tub. Raised decking area with balustrade and offering great outdoor family space.

AGENT'S NOTE

The hot tub is included in the sale however this has not been seen working and therefore prospective purchasers should be aware that it is bought as seen.

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 majority double glazing.

TENURE

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

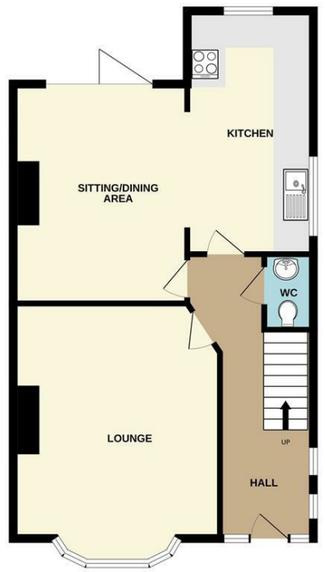
VIEWING

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

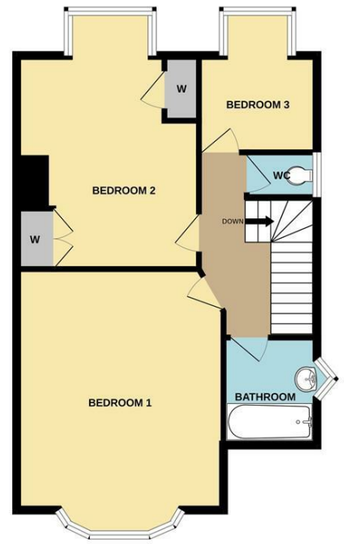
FINANCIAL SERVICES

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

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.