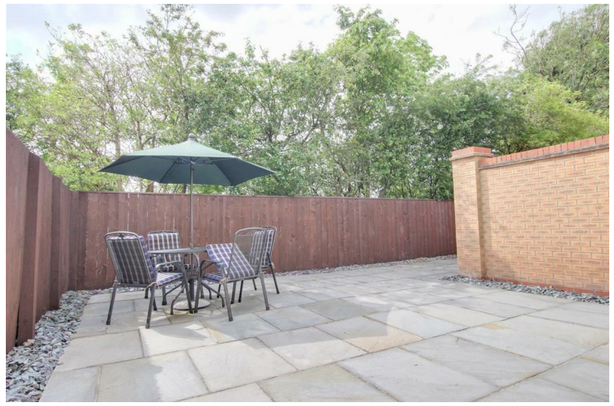

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
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50 Merchant Way, Cottingham HU16 4PS

Guide Price £235,000

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

- Deceptively spacious home
- Semi-detached
- Extremely versatile accommodation
- Four bedrooms plus study
- Good access to village centre
- Garage, driveway & 2 further allocated parking spaces
- Enclosed courtyard garden
- Cul-de-sac location
- EPC Rating: C
- Council Tax Band: D

An incredibly spacious semi-detached house with particularly versatile accommodation offering four bedrooms plus study arranged over three floors and extending to in excess of 1,360 square feet.

The property is located in a cul-de-sac position benefitting from excellent access to the extensive facilities available within the village of Cottingham, and also having great access to Hull city centre.

The layout has been extremely well considered and designed for modern family day living, and as well as offering flexible accommodation also benefits from an integral single garage, driveway, two further allocated car parking spaces and attractive stone paved rear enclosed courtyard garden. This really is a super home, the size and quality of which is first class.

LOCATION

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 College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Slate floor, return staircase to first floor, built-in cloaks cupboard, personal access door to garage and radiator.

CLOAKROOM
Low level w.c. and wash hand basin, slate floor, PVCu sealed unit double glazed window and radiator.

KITCHEN/DAY ROOM
17'6" x 11'3" (5.33m x 3.43m)
Cream base and eye level units incorporating a gas hob with electric oven and stainless steel single drainer sink unit, integrated fridge freezer, plumbing for automatic washing machine and dishwasher, PVCu sealed unit double glazed French doors to garden and two radiators.

FIRST FLOOR

LANDING
Radiator.

LIVING ROOM
17'7" x 11'2" (5.36m x 3.40m)
PVCu sealed unit double glazed window and two radiators.

BEDROOM 3
10'6" x 9' (3.20m x 2.74m)
PVCu sealed unit double glazed window and radiator.

STUDY
8' x 7' (2.44m x 2.13m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
9' x 5'10" (2.74m x 1.78m)
Panelled bath, wash basin and low level w.c., part tiled walls, slate tiled floor, PVCu sealed unit double glazed window and radiator.

SECOND FLOOR

MASTER BEDROOM
17'7" x 10'5" narrowing to 7' (5.36m x 3.18m narrowing to 2.13m)
PVCu sealed unit double glazed window and radiator, cupboard housing the immersion heater.

EN-SUITE SHOWER ROOM
6'9" x 5'9" (2.06m x 1.75m)
Shower in corner cubicle, wash basin and low level w.c., part tiled walls, PVCu sealed unit double glazed window and radiator.

BEDROOM 2
11'3" x 9'9" (3.43m x 2.97m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4
11'3" x 7'4" (3.43m x 2.24m)
PVCu sealed unit double glazed window and radiator.

GARAGE
16' x 8'6" (4.88m x 2.59m)
Having light and power laid on with up-and-over door.

OUTSIDE
The property is approached via a paved pathway and benefits from a tarmacadam drive leading to the garage along with two further allocated car parking spaces.

To the rear of the property is an attractively presented fenced stone paved courtyard garden.

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 PVCu 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

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.