



QUICK & CLARKE
The Property Specialists

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Grace Cottage, 132 Finkle Street, Cottingham HU16 4AZ
Offers in the region of £325,000

- Detached Cottage
- NO CHAIN!
- Walking distance to village centre
- Three Receptions
- Cottage Kitchen
- THREE DOUBLE bedrooms
- Two Bathrooms
- Ample private parking
- Enclosed lovely private garden
- EPC: E

Grace Cottage is a charming property oozing charm and character with such a warm embracing feel when you enter! This detached cottage is ideally located within ease of reach of the village centre and is presented to the market with no chain! Enjoying uPVC double glazing and gas central heating the plot is immense with ample private parking accessed from the double gates to the side, a good sized enclosed garden, ample, versatile "quirky" accommodation which is well presented throughout! The entrance hallway leads to the sitting room with open fire, superb living dining kitchen leading to the garden room (great space for entertaining!) Rear lobby with modern shower room. To the first floor the landing leads to THREE DOUBLE bedrooms (one fitted and one with dressing room off) and a lovely bathroom with slipper bath. This cottage now awaits its new owners to thoroughly embrace living here and to benefit from all that is on offer.

LOCATION

Finkle Street is in the heart of the village of Cottingham. 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

ENTRANCE HALLWAY

A black composite door with chrome fitments and glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation. A door leads into;

LOUNGE

11'11" x 11'4" (3.63m x 3.45m)
uPVC double glazed window to the front elevation, rustic exposed brick fireplace with open fire, coving to ceiling and TV aerial point.

LIVING DINING KITCHEN

23'11" x 11'11" max (7.29m x 3.63m max)
(23'11" x 11'11" decreasing to 11'6")

KITCHEN AREA

12' x 11'6" (3.66m x 3.51m)
uPVC double glazed window to the front elevation. An extensive range of ivory shaker style base and wall units with worksurfaces, single oven with hob and extractor, attractive shelving and wicker basket storage drawers. Opening to;

DINING / LIVING AREA

14'3" x 11'11" max (4.34m x 3.63m max)
(14'3" x 11'11" decreasing to 11'6") Belfast sink unit set in a base unit. Opening to;

GARDEN ROOM

15'10" x 12'2" (4.83m x 3.71m)
Of uPVC and brick construction with splendid undisturbed views over the rear garden, French doors opening onto the gravelled driveway. A great, versatile room with TV aerial point.

INNER HALLWAY

Access to the understairs storage cupboard. uPVC door leads in to the rear garden.

SHOWER ROOM

9' x 3'11" (2.74m x 1.19m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys independent shower cubicle, low level WC and pedestal wash hand basin. Tiled to wet areas.

FIRST FLOOR

LANDING

With fitted high level storage cupboard. Access to the loft.

BEDROOM 1

11'11" x 11'4" max (3.63m x 3.45m max)
(11'11" x 11'4" decreasing to 9'6") uPVC double glazed window to the front elevation. A door opens into;

DRESSING AREA

uPVC double glazed window to the front elevation and window overlooking the landing.

BEDROOM 2

12'1" x 11'5" (3.68m x 3.48m)
uPVC double glazed window to the front elevation, fitted storage cupboard.

BEDROOM 3

11'5" x 9'6" (to wardrobes) (3.48m x 2.90m (to wardrobes))
uPVC double glazed window to the side elevation. A lovely quirky room overlooking the garden with fitted wardrobes providing hanging and storage facilities.

BATHROOM

11'7" x 3'11" (3.53m x 1.19m)
uPVC double glazed window to the rear elevation and towel radiator. A superb period style bathroom suite enjoying pedestal wash hand basin, low level WC and beautiful slipper bath with claw feet and mixer taps.

EXTERNAL

Grace Cottage is located off Finkle Street and at the left hand side there are secure wooden gates opening up to the ample gravel driveway providing parking for several vehicles. The driveway leads down to a meticulously lawned garden with established stocked borders. There is a covered heated pergola area ideal for sitting out and enjoying the garden area and an ideal barbecue 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 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

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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