



QUICK&CLARKE

The Property Specialists

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44 Exeter Street, Cottingham HU16 4LU
£175,000

- Period townhouse in a popular area
- No forward chain
- Three bedrooms
- First floor bathroom
- Two reception rooms
- Breakfast kitchen
- Utility and downstairs WC
- Viewing a must!
- Council tax band B
- EPC rating awaited

Located in this ever popular residential area within ease of reach of the village centre, we are delighted to offer you this period townhouse which has the added benefit of no forward chain.

The property enjoys two reception rooms, spacious breakfast kitchen, rear utility area and downstairs WC. To the first floor there are three good sized bedrooms and a bathroom. The property has uPVC double glazing and gas central heating, small enclosed garden to the rear and on-street parking.

It goes without saying that viewing is a definite must, make this your next home.

LOCATION

Exeter Street leads off New Village Road close to the village centre.

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.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation.

DINING ROOM

12'10 x 11'6 (3.91m x 3.51m)
Window to the rear elevation, wood laminate flooring and decorative fireplace. An archway leads into the lounge.

LOUNGE

14'7 max x 12'6 (4.45m max x 3.81m)
(14'7 into bay decreasing to 11'6 x 12'6) uPVC double glazed walk-in bay window to the front elevation, decorative fireplace with living flame gas fire and TV aerial point.

BREAKFAST KITCHEN

12' x 10'5 (3.66m x 3.18m)
uPVC double glazed window to the side elevation, fitted base and wall units in ivory with contrasting worksurfaces and tiled splashbacks. Built-in single oven with gas hob and extractor over. Stainless steel sink unit with drainer and mixer tap.

UTILITY AREA

10'5 x 9' max (3.18m x 2.74m max)
Gas central heating boiler, plumbing for automatic washing machine, door to garden and windows to both rear and side elevations.

DOWNSTAIRS WC

Window to the rear elevation and low level WC.

FIRST FLOOR

LANDING

Doorways to:

BEDROOM 1

13'4 x 11'9 (4.06m x 3.58m)
(13'4 to wardrobes x 11'9 plus bay) uPVC double glazed walk-in bay window to the front elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

11'6 x 9'6 (3.51m x 2.90m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

10'6 x 6'10 (3.20m x 2.08m)
uPVC double glazed window to the rear elevation.

BATHROOM

6'11 x 4'10 (2.11m x 1.47m)
uPVC double glazed window to the side elevation. Three piece suite enjoys shaped bath with electric shower over, pedestal wash basin and low level WC, tiled to wet areas.

EXTERNAL

To the front of the property there is a small forecourt area with a walled boundary.

The rear garden offers a good degree of privacy and is mainly lawned with a brick sett patio area, fenced boundaries and a shed for storage.

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 uPVC double glazing.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is Band B.

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.



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. Made with Metropia 03/23