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

QUICK&CLARKE
The Property Specialists

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25 Grange Drive, Cottingham HU16 5RE

£285,000

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- Close to village centre
- Cul-de-sac position
- Two receptions
- Four bedrooms - bed 1 with en-suite
- Off-street parking and integral garage
- Modern bathroom
- Well-proportioned throughout
- Council tax band D
- EPC: D
- Offered with NO CHAIN!

An attractively presented, well-proportioned and beautifully laid out modern four bedroomed house in a superb cul-de-sac position very close to the amenities of the village.

Having the flexibility of two reception rooms, a breakfast kitchen, four bedrooms and two bathrooms, viewing is highly recommended. With off-street parking and integral garage, the property also enjoys a relatively private garden and is in a position convenient for the schools.

LOCATION
The property is located on Grange Drive which is situated just to the north west of the amenities in the centre of the village and accessed off Park Lane which runs off Northgate. This superb cul-de-sac position provides ease of access to both the amenities and the schools.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
uPVC glass panelled front door with storage to one side and stairs to the first floor accommodation.

LIVING ROOM
15'7 x 12'3 (4.75m x 3.73m)
Bay window to the front elevation, gas fire set in an attractive composite stone surround with matching hearth and back. Space under the stairs which could be used as a study area. Door through to the dining room.

DINING ROOM
10'10 x 8'9 (3.30m x 2.67m)
French doors leading out onto the rear garden.

BREAKFAST KITCHEN
10'10 x 8'8 (3.30m x 2.64m)
Offering a good range of wall and base storage units with attractive maple fronts, laminate worksurfaces and ceramic tiled splashbacks. Porcelain sink and drainer, space for electric cooker with extractor over, space for table, porcelain tiled floor and window to the rear elevation.

UTILITY AREA
5'10 x 5'3 (1.78m x 1.60m)
Accessed through a wide archway from the kitchen and with matching wall and base storage units, laminate worksurfaces and ceramic tiled splashbacks. Window to the rear elevation, space and plumbing for washing machine, uPVC glass panelled door to the side of the property and integral door into the garage.

WC
5'3 x 2'7 (1.60m x 0.79m)
Two piece sanitary suite comprising pedestal wash basin and low level WC, window to the side elevation and porcelain tiled floor.

FIRST FLOOR

LANDING
Airing cupboard housing the hot water tank, access to the loft which is extensively boarded with light and pull-down ladder.

BEDROOM 1
13'3 x 10'6 (4.04m x 3.20m)
Fitted wardrobes and window to the front elevation. Door through to the en-suite shower room.

EN-SUITE SHOWER ROOM
Three piece sanitary suite comprising corner shower, pedestal wash basin and low level WC, fully tiled walls and floor, window to the front elevation.

BEDROOM 2
10'4 x 10'1 (3.15m x 3.07m)
Modern fitted wardrobes with sliding fronts, window to the rear elevation.

BEDROOM 3
11'10 x 8'2 (3.61m x 2.49m)
Fitted wardrobes, overstairs bulkhead cupboard and window to the front elevation.

BEDROOM 4
9'4 x 8'1 (2.84m x 2.46m)
Modern fitted wardrobes with sliding fronts, window to the rear elevation.

BATHROOM
8'3 x 4'5 (2.51m x 1.35m)
A replacement of the original bathroom comprising a modern vanity unit with back to the unit WC and semi-recessed wash basin, panelled bath, tiled walls and window to side elevation.

OUTSIDE
The property is set back from the head of the cul-de-sac with a brick sett drive leading to the garage and providing ample parking for two cars. The front garden has been laid under decorative slate chippings for ease of maintenance with a central flower bed with ornamental tree. A mature hedge forms the front boundary. Access can be gained through a timber gate at the side of the property.

The rear garden is largely lawned with a patio area adjacent to the rear of the house, a fenced perimeter and shed for storage. To one side of the house is a further area currently used for storage.

INTEGRAL GARAGE
Up & over door, supplied with light and power, currently with space for tumble dryer and wall-mounted gas boiler.

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 Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX
The Council Tax Band for this property is Band D.

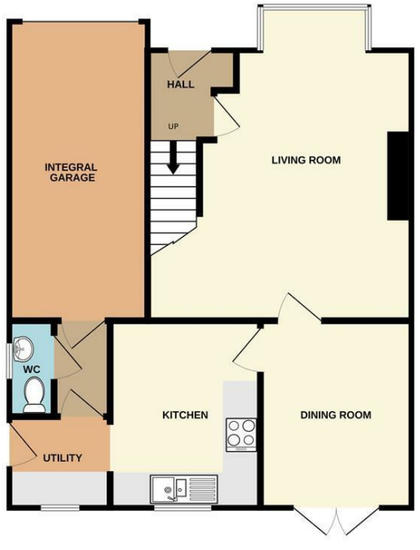
VIEWING
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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

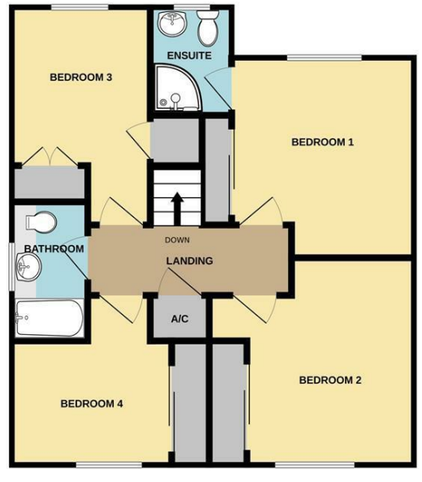
EPC RATING
For full details of the EPC rating of this property please contact our office.

AGENTS NOTE
Under consumer protection there is information appertaining to this property which you may want to know. Please ask a member of staff.

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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