



20 Newgate Street, Cottingham HU16 4DT
Offers Over £315,000

- Imposing bay fronted Victorian town house
- Offering space and versatility
- Gas central heating
- Two formal receptions
- Modern living dining kitchen
- Four bedrooms
- Two bathrooms
- Garden and parking to rear
- Viewing is a must!
- EPC: D

This imposing Victorian town house is ideally located for ease of access to the village centre and amenities. Aesthetically pleasing with versatile spacious accommodation ideal for family living. The property enjoys gas central heating and boasts welcoming Entrance Hallway, Two receptions, Living Dining Kitchen, FOUR Bedrooms and Two Bathrooms. Enclosed garden to the rear with parking to the head of the garden via a ten foot. The enchanting characteristics of period living are of an abundance from the beautiful high ceilings to fireplace and architraves coupled with modern fixtures to the Kitchen and Bathrooms. It is hard to not fall in love with such a beautiful house to which an early viewing is a must!

LOCATION

Newgate Street is within ease of reach of the village square 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 COMPRIMES

GROUND FLOOR

ENTRANCE HALLWAY

An original period front door with stained glass leaded inserts and matching overhead window leads into the entrance hallway. Stripped floorboards, staircase with spindle balustrade leading to the first floor accommodation, and understairs storage cupboard which houses the utility meters. Access to the WC.

WC

Two piece suite having low level WC and wash hand basin.

LOUNGE

16'11 into bay x 14'4 (5.16m into bay x 4.37m)
Walk-in bay window to the front elevation with stained glass leaded top lights, stripped floorboards, open fireplace and TV aerial point. Doors open into:

DINING ROOM

17'4 max x 12'4 (5.28m max x 3.76m)
French door with side windows opening out into the rear garden. Stripped floorboards, beautiful open fireplace and TV aerial point.

LIVING DINING KITCHEN

31'8 x 11'11 (9.65m x 3.63m)
Windows to the side elevation and uPVC French doors leading out into the rear garden. An extensive range of black gloss base units with large storage drawers and oak worksurfaces. Range cooker with oversized extractor and splashback, 1 1/2 bowl sunken sink unit, space and plumbing for washing machine, space for fridge freezer, wood laminate flooring.

FIRST FLOOR

LANDING

Split level Landing with exposed floorboards.

BEDROOM 1

16'6 into bay x 13' plus recess (5.03m into bay x 3.96m plus recess)
Bay window to the front elevation with stained glass leaded top lights, period fireplace with wooden surround, stripped floorboards, fitted wardrobe and storage cupboard.

EN-SUITE

Pedestal wash hand basin, walk-in shower cubicle with tiled splashbacks and window to the front elevation.

BEDROOM 2

14'4 into bay x 11'11 (4.37m into bay x 3.63m)
Walk-in bay window overlooking the rear garden, cast iron fireplace, stripped floorboards.

BEDROOM 3

12'6 decreasing to 11'3 x 14' (3.81m decreasing to 3.43m x 4.27m)
Window to the rear elevation, stripped floorboards, fitted cupboard and beautiful cast iron fireplace with open grate.

BEDROOM 4

9'6 x 7'11 (2.90m x 2.41m)
Window to the side elevation.

BATHROOM

9'9 x 7'11 decreasing to 5'3 (2.97m x 2.41m decreasing to 1.60m)

Windows to the side elevation. Modern suite in white enjoys panelled bath with shower over, low level WC and twin sinks on vanity. Tiled to wet areas.

EXTERNAL

To the front of the property is a low maintenance planted garden.

The rear garden is predominantly laid to lawn with stocked borders and a patio area. There is a good size garage accessed via the ten foot.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

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

COUNCIL TAX

We believe 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 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.



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.

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