



39 The Dales, Cottingham HU16 5JS
£450,000

- Detached property in excess of 1,300 square feet
- Fully refurbished throughout
- Absolutely stunning
- Four bedrooms
- Superb shower room
- Contemporary breakfast kitchen
- Two reception rooms
- Integral double garage and driveway
- Stunning west facing gardens
- Council tax band F. EPC rating D.

Located within this highly desirable residential area and enjoying an absolutely spectacular plot with spectacular west facing rear garden, this stunning, refurbished, detached true bungalow now awaits its new owners.

Refurbished to exacting specification with a host of stunning, contemporary finishes, the property enjoys entrance hallway and downstairs WC, contemporary fitted kitchen with central island and a host of built-in and integrated appliances, dining room leading to a spacious lounge, there are four good sized bedrooms, two of which are fitted, and a stunning shower room. The gardens are spectacular with plenty of outside west facing space. There is a garden room which provides shielded seating space and enjoys splendid views. The garden also extends to the side elevation which has a southerly aspect with terraces. There is also a greenhouse. A block sett driveway to the front provides off-street parking for several vehicles and leads to the integral double garage which has electric up & over door.

Simply ready to key turn and move into, this delightful property truly deserves an internal viewing.

LOCATION

The Dales is located off Castle Road and lies within ease of reach of the village of Cottingham. 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

ENTRANCE HALLWAY

10'2 x 6'3 (3.10m x 1.91m)
A uPVC door with glazed inserts leads into entrance hallway having door to WC.

WC

Low level WC and pedestal wash hand basin with uPVC double glazed window to the side elevation.

LOUNGE

18'11 x 13'4 (5.77m x 4.06m)
uPVC double glazed window to the front elevation. Stunning contemporary limestone fireplace with plasma living flame remote control fire and TV aerial point. An opening leads into:

DINING ROOM

16'3 x 9'10 (4.95m x 3.00m)
uPVC double glazed sliding patio doors to the side elevation and door leads into the inner hallway. An opening leads into:

BREAKFAST KITCHEN

15'9 x 12'8 (4.80m x 3.86m)
Having uPVC double glazed window and uPVC double glazed door to the side elevation. An extensive range of ebony and ivory contemporary soft-close units and useful storage drawers featuring a central island incorporating a breakfast bar. Induction hob with feature extractor above and single stainless steel electric fan oven. Integrated dishwasher, integrated fridge and freezer and superb larder cupboard. Attractive wood laminate flooring flows throughout.

INNER HALLWAY

Provides access to storage cupboard and Bedroom 1.

BEDROOM 1

14'11 x 10'11 (4.55m x 3.33m)
uPVC double glazed window to the rear elevation, full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

14'11 x 10'5 (4.55m x 3.18m)
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

12'11 x 8'11 (3.94m x 2.72m)
uPVC double glazed window to the side elevation.

BEDROOM 4

11'7 x 6'10 (3.53m x 1.85m)
uPVC double glazed French doors leading out into the rear garden. This is currently used as an additional sitting room but could easily be a fourth bedroom or indeed an office for someone working from home.

SHOWER ROOM

8'2 x 7'9 (2.49m x 2.36m)
uPVC double glazed window to the side elevation. Stunning white suite enjoys walk-in shower cubicle with multi-point shower, low level WC and wash hand basin set in attractive vanity with storage drawers. Fully tiled walls in stunning two-tone tiling finish to provide a stunning backdrop and touch-screen vanity mirror storage.

EXTERNAL

To the front of the property there is a block sett driveway providing off-street parking for several vehicles and leading to the detached double garage which has electric up & over door, power and light. The front garden is stunning and an all-seasons garden with an array of shrubbery and plants. Two gated side entries lead down into the rear garden.

The rear garden being west facing and enjoying being predominantly laid to lawn with an all-seasons garden providing a kaleidoscope of colour and texture with timber fencing and offering a good degree of privacy. Directly beyond the property is a terrace with steps leading up to a further seating area and a detached garden room providing shielded cover and enjoying splendid views over the rear garden. There are two greenhouses, one directly to the side of the property and one to the far rear of the property. A side south facing paved terraced garden provides further seating and leads down to the front of the property.

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).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an 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 Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. 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.

While 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 layout, dimensions and appearance shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with floorplan 0204