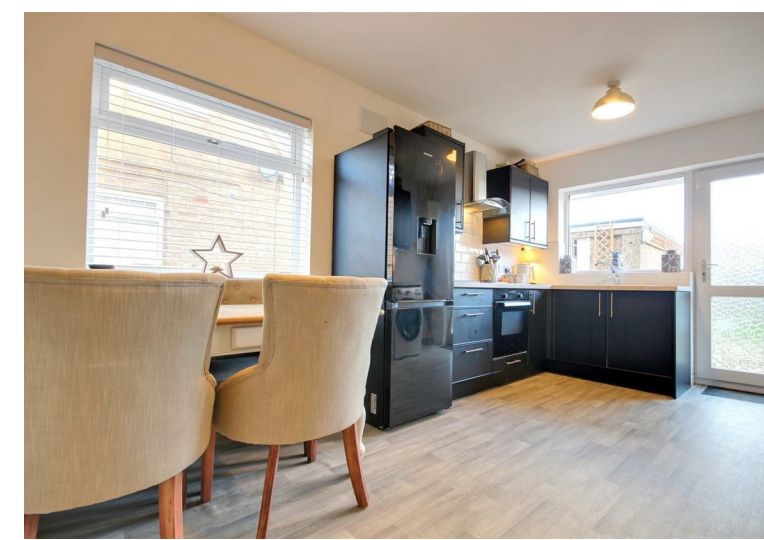




QUICK & CLARKE
The Property Specialists

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5 Montreal Crescent, Cottingham HU16 5EW
£225,000

- Established cul-de-sac location
- Deceptively generously sized
- Competitively priced for early sale
- Beautifully styled with a contemporary twist
- 3 good size bedrooms
- Ground floor w.c.
- Modern kitchen & bathrooms
- Close to Castle Hill hospital
- Sought after village location
- EPC Rating: D; Council Tax Band: C

Having undergone an extensive programme of modernisation in the past, a beautifully styled and deceptively spacious family house with a contemporary twist.

Situated on a highly regarded and established cul-de-sac located to the South of the centre of Cottingham, the property is beautifully presented with an open plan through lounge, dining kitchen, entrance hall and w.c. to the ground floor and with two double bedrooms, a generously sized single bedroom and a house bathroom to the first floor. Outside there is a private driveway providing ample off-street parking and a garage. The property is priced competitively for an early sale.

LOCATION

The property is located on the cul-de-sac that forms Montreal Crescent which is accessed off Canada Drive, just on the South side of Castle Road in 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

GROUND FLOOR

ENTRANCE HALLWAY

A light and bright entrance hall with a uPVC glass panelled front door with frosted glass panel and further matching window to one side, oak laminate flooring and stairs leading to the first floor accommodation with storage cupboard under.

W.C.

6'1" x 2'9" (1.87m x 0.84m)
Modern vanity hand wash basin with storage under, low level w.c. and a continuation of the oak laminate flooring from the entrance hall.

THROUGH LOUNGE

24'8" x 10'9" (7.54m x 3.3m)
Light and bright, and having windows to two aspects, the current owners have the lounge split into two areas, the front being a study area for home working and the rear as a living room with sofas. The focal point of the room is a decorative fireplace with a wooden surround and granite style hearth housing electric fire.

DINING KITCHEN

15'8" x 9'8" (4.78m x 2.96m)
A modern and contemporary fitted kitchen with a generous range of wall and base storage units with black coloured fronts and contrasting quartz work surfaces, ceramic tile splashbacks, inset composite sink and drainer, integrated oven, ceramic hob with extractor over, space and plumbing for washing machine and upright fridge freezer, space for table, window to rear and side elevations and door leading out onto the rear garden. Oak style laminate flooring.

LANDING

BEDROOM 1

12'0" x 10'1" (3.67m x 3.09m)
A double bedroom with built-in wardrobes and window to the rear elevation.

BEDROOM 2

10'11" x 8'2" (3.35m x 2.49m)
A further double bedroom with built-in wardrobes and window to the front elevation.

BEDROOM 3

7'8" x 9'8" maximum (2.35m x 2.96m maximum)
A single bedroom with storage cupboard and window to the side elevation.

BATHROOM

6'7" x 5'6" (2.02m x 1.69m)
Three piece sanitary suite comprising panelled bath with overhead shower, low level w.c. and pedestal hand wash basin, partially tiled walls and window to the side elevation.

OUTSIDE

The property is set back from the cul-de-sac with a dwarf wall forming the front boundary. An area of lawn is situated to the front of the house with a central ornamental tree. A concrete drive leads down the side of the property to the garage and provides ample parking for a number of cars. The garage has up-and-over door and is supplied with light and power and side courtesy door.

The rear garden has a patio area adjacent to the rear of the house which leads out onto an area of lawn with a wide flower bed to one side. Having a fenced perimeter, a gate provides access from the driveway.

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

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

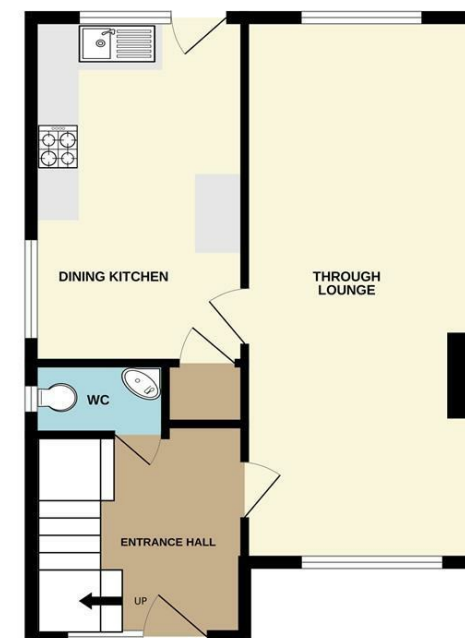
FINANCIAL SERVICES

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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.

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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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