



QUICK & CLARKE
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66 Beverley Road, Dunswell, Hull HU6 0AJ
Guide Price £435,000

- Deceptively spacious cottage
- Beautiful light and bright ambience
- Modern kitchen and bathrooms
- Four bedrooms / Three reception rooms
- Stunning, well-tended landscaped garden
- Off-street parking and large garage
- Convenient location
- Council tax band F
- EPC rating awaited

This fabulous cottage has been lovingly updated and extended over time and not only offers great flexibility of living space, but also has a beautiful light and bright ambience, whilst still retaining many characterful period features.

Situated in a very convenient location for Hull, Cottingham and Beverley, the property is surrounded on three sides by immaculate, well-tended and landscaped gardens and the property has the benefit of a wide driveway and large garage.

Boasting a stunning modern kitchen and having the convenience of a ground floor bathroom as well as a modern first floor recently fitted shower room, viewing is essential.

LOCATION

The property is located on the junction of Beverley Road A1174 and Dunswell Lane. Situated opposite China Red and close to Dunswell Primary School, the property is also in an extremely convenient location for accessing the very broad array of amenities at Kingswood, with further ease of access down Dunswell Lane into Cottingham village, and north on Beverley road to the centre of Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern uPVC glass panelled front door opening into a wide and welcoming entrance hall with attractive, contemporary style wooden flooring which flows into both the dining room and the garden room. Stairs lead to the first floor accommodation with storage cupboard under and there are beams to the ceiling.

GARDEN ROOM

15'9 x 11'3 (4.80m x 3.43m)
A beautiful extension to the rear of the property with windows to three aspects. Bifold doors (fitted in 2021) provide direct access onto the patio area of the rear garden. A cupboard conceals the modern Ideal Standard boiler, fitted one year ago and with the balance of the warranty.

LIVING ROOM

17' x 12' (5.18m x 3.66m)
A surprisingly light and bright room courtesy of its windows to three aspects. The focal point of the room is a brick fireplace with quarry tile hearth currently housing an electric fire with original fireplace behind, and there are beams to the ceiling.

DINING ROOM

17' x 11'4 (5.18m x 3.45m)
A very characterful room with windows to both front and side aspects. A brick fireplace houses an open grate fire with bookshelves in the alcoves to either side.

KITCHEN

16'9 x 13'2 (5.11m x 4.01m)
A stunning modern kitchen offering a very generous range of wall and base storage units with gloss cream fronts and complementing Corian worksurfaces with moulded upstand. Porcelain sink and drainer, Neff induction hob with extractor over. Integrated Neff double ovens, dishwasher and fridge freezer. Windows to both front and rear aspects, beams to ceiling, modern wall-mounted radiator and central space for table.

UTILITY ROOM

9' x 5'1 (2.74m x 1.55m)
With space and plumbing for washing machine and tumble dryer, uPVC glass panelled door opening onto the rear garden.

PANTRY

6'9 x 3'3 (2.06m x 0.99m)
Shelved out for storage.

BATHROOM

7'11 x 6'1 (2.41m x 1.85m)
Four piece sanitary suite comprising corner shower enclosure, pedestal wash basin, low level WC and bath with tiled surround, along with a window to the rear elevation.

FIRST FLOOR LANDING

Built-in cupboards, window to the side aspect and access to the loft.

BEDROOM 1

17' x 9'11 to wardrobes (5.18m x 3.02m to wardrobes)
A dual aspect room with modern shutters to the windows along with fitted wardrobes encompassing one wall.

BEDROOM 2

13'9 x 11'3 (4.19m x 3.43m)
Built-in pine wardrobes and a further cupboard housing the hot water tank.

BEDROOM 3

15'1 x 11'3 (4.60m x 3.43m)
Sloping ceiling to one side and windows to the rear elevation. Opening into:

WALK IN WARDROBE

12'1 x 4'10 (3.68m x 1.47m)

BEDROOM 4

8'10 x 8' (2.69m x 2.44m)
Built-in wardrobes with matching dressing table and window with modern shutters to the front elevation.

SHOWER ROOM

7'5 x 4'9 (2.26m x 1.45m)
A recently refitted modern shower room with walk-in shower, vanity wash basin and close coupled WC, with window to the side elevation.

OUTSIDE

The property is surrounded on three sides with immaculate and well-tended landscaped gardens. With wide, well-stocked and beautiful flower borders, there is a lawn to the side of the property which extends to the gravelled driveway. The driveway is accessed off Dunswell Lane and provides ample parking for at least three cars, has an electric vehicle charging point and could be extended further if required.

The rear garden is partially enclosed and has been landscaped with an attractive shaped patio area laid under Yorkstone with a brick sett margin. The area provides for a great level of privacy and is beautifully situated to make the most of the afternoon and evening sun.

GARAGE

21'2 x 11'7 (6.45m x 3.53m)
A large garage with electric up & over door, side courtesy door and two obscured windows to the side elevation. An archway to

the rear opens into a further large workshop area with window overlooking the garden.

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

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



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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.