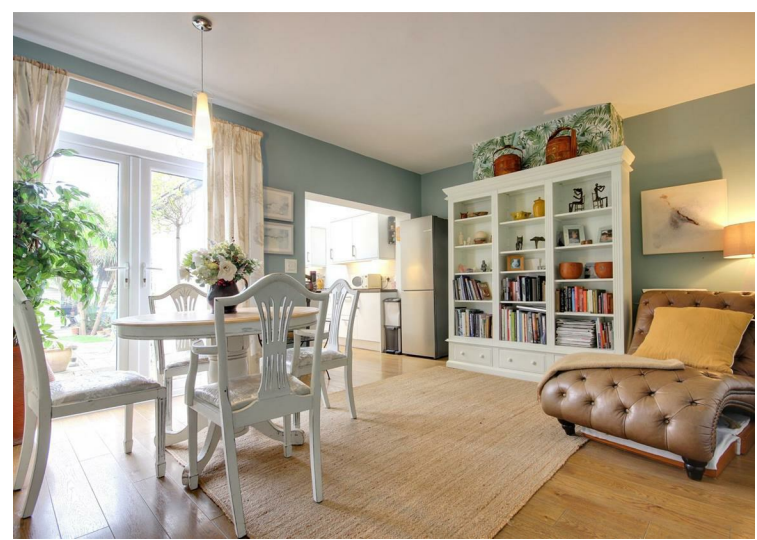




QUICK & CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk



12 Park Lane, Cottingham HU16 5RD
£275,000

- Traditional and characterful house
- Two large reception rooms
- Modern kitchen and bathroom
- Backs onto playing fields
- Close to the amenities of Cottingham centre
- Modern gas central heating and uPVC double glazing
- Off-street parking
- Council tax band B
- EPC rating D

An immaculately presented and enchanting extended traditional semi-detached house situated in a superb position between the village amenities and the school. Backing onto King George V playing fields and having the benefit of a generously sized garden, the property has a modern kitchen open plan into a dining/sitting room, beautifully proportioned rooms and a modern house bathroom.

Having been updated over time, viewing is highly recommended.

LOCATION

The property is located on Park Lane close to its junction with Northgate in a superb position backing onto King George V playing fields. Lying just to the north west of the village centre, the property is convenient for the array of amenities and schools.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

12'7 x 6'4 (3.84m x 1.93m)

Modern composite front door with obscured glass panel and matching glass panels to either side to create a light and airy ambience, along with laminate flooring.

SITTING ROOM

14'3 into bay x 11'5 (4.34m into bay x 3.48m)

A well-proportioned room with a timber fireplace housing an electric fire, bowed window to the front elevation and laminate flooring.

LIVING ROOM

15'1 x 12'4 (4.60m x 3.76m)

Offering flexibility of use and open plan into the kitchen, the room is of a size that offers flexibility of layout. French doors open onto a patio in the rear garden, continuation of the laminate flooring.

KITCHEN

13'1 x 7'2 (3.99m x 2.18m)

A beautiful modern kitchen with gloss white fronts, contrasting laminate worksurfaces and ceramic tiled splashbacks. Porcelain sink and drainer, four ring gas hob with extractor over, space and plumbing for washing machine and fridge freezer, continuation of the laminate flooring. French doors open out onto the rear garden and there is a Velux rooflight.

DOWNSTAIRS WC

5'6 x 2'7 (1.68m x 0.61m)

Two piece sanitary suite comprising close coupled WC and wall-hung wash basin, tiled walls and floor, chrome heated towel rail and window to the rear elevation. Adjacent to cupboard housing the modern Ideal Standard gas boiler

FIRST FLOOR LANDING

BEDROOM 1

14'3 x 11'5 (4.34m x 3.48m)

Bowed window to the front elevation.

BEDROOM 2

12'4 x 11'5 (3.76m x 3.48m)

Built-in cupboard and window to the rear elevation.

BEDROOM 3

7'11 x 6'4 (2.41m x 1.93m)

Window to the front elevation.

BATHROOM

9' x 6'10 (2.74m x 2.08m)

Four piece sanitary suite comprising pedestal wash basin, close coupled WC, panelled bath and shower enclosure. Tiled walls, chrome heated towel rail and window to the rear elevation.

OUTSIDE

The property is set back from the pavement with a brick sett drive providing ample parking for two cars. Access can be gained down the side of the house to the rear garden through a timber gate.

The rear garden is very generously sized for a property of this type and has the benefit of backing onto the playing fields. Having been landscaped in the past, there are three separate seating areas which ensures that there will always be a position to enjoy the sun. With a central lawn, the well-stocked flower borders have been laid under pebbles for ease of maintenance and there is an attractive summerhouse and shed to the rear of 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



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.

While every attempt has been made to ensure the accuracy of the floorplans 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. Made with Measure C0204