



25 Hallgate, Cottingham HU16 4DN
£299,950

- Deceptively spacious extended house
- Very close to village centre
- South westerly facing garden
- 2/3 reception rooms plus conservatory
- Modern kitchen and bathrooms
- Off-street parking
- Council tax band C
- EPC rating: C

In superb condition, a much loved and deceptively spacious extended house situated in an enviable position very close to the amenities in the centre of Cottingham. Located on historic Hallgate and surrounded by properties of architectural merit, the house offers great flexibility of living space and with the added bonus of a south westerly facing rear garden.

With off-street parking, modern kitchen and bathrooms, the property offers up to three reception rooms plus a conservatory. In our opinion priced competitively, viewing is highly recommended.

LOCATION

The property is located on historic Hallgate which leads from the centre of Cottingham past the attractive church to the railway station. The house is situated between these two landmarks. 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 HALL

uPVC ornate glass panelled door with matching windows either side and further window to the side elevation. Laminate flooring and stairs to the first floor with storage cupboard under.

GROUND FLOOR SHOWER ROOM

6'9 x 5'11 (2.06m x 1.80m)
Three piece sanitary suite comprising shower cubicle, vanity wash basin and close coupled WC, fully tiled walls and window to the side elevation.

LIVING ROOM

11' x 11'6 (3.35m x 3.51m)
Bay window to the front elevation, wood burning stove set on a granite hearth. Open plan into the dining room.

DINING ROOM

10'1 x 11'6 (3.07m x 3.51m)
Double doors lead into:

PLAY ROOM / DAY ROOM

11'1 x 9'7 (3.38m x 2.92m)
Media wall with built-in cupboards and sliding patio doors leading into the conservatory.

CONSERVATORY

10'11 x 9'5 (3.33m x 2.87m)
French doors leading out onto the garden, glass roof and porcelain tiled floor.

BREAKFAST KITCHEN

11'1 x 10'9 (3.38m x 3.28m)
Offering a good range of wall and base storage units with white fronts and contrasting laminate worksurfaces. Four ring gas hob with splashback and extractor over, 1 1/2 bowl sink and drainer. Integrated oven, fridge, freezer and dishwasher, space and plumbing for washing machine and space for tumble dryer. Laminate flooring, window to the rear elevation and uPVC glass panelled door providing access to the side of the property. The modern Worcester Bosch boiler is concealed in a cupboard and was fitted in 2017 having recently been serviced.

FIRST FLOOR LANDING

Window to the side elevation.

BEDROOM 1

11'11 x 9'5 (3.63m x 2.87m)
Bay window to the front elevation and an extensive range of built-in wardrobes.

BEDROOM 2

11' x 9'4 (3.35m x 2.84m)
Modern built-in wardrobes with sliding fronts, window to the rear elevation.

BEDROOM 3

7'8 x 5'11 (2.34m x 1.80m)
Window to the front elevation, modern wardrobes with sliding fronts.

BATHROOM

6'9 x 5'11 (2.06m x 1.80m)
Three piece sanitary suite comprising panelled bath, low level WC and pedestal wash basin. Fully tiled walls and window to the side elevation.

OUTSIDE

The property is set back from the road with a tarmac drive leading to a parking area in front of the house. A dwarf brick wall with wrought iron railings forms the front boundary.

The rear garden is south westerly facing and largely lawned, enclosed by fencing on three sides to create a good level of privacy, there is also a shed for storage. A timber gate provides access from 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

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

FINANCIAL SERVICES

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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.

Whilst 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 operation or efficiency can be given. Made with Metropix iC324