



**QUICK & CLARKE**  
The Property Specialists

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**3 Arncliffe Way, Cottingham HU16 5DH**  
**£235,000**



- 3 bedrooms plus loft space
- Modern kitchen & bathroom
- Wood burning stove in living room
- Conservatory
- Newly fitted gas boiler (with the balance of a 10 year guarantee)
- Off-street parking & garage
- Relatively private rear garden
- Close to local amenities
- EPC Rating: D
- Council Tax Band: C

An attractively presented, homely and well looked after family house offering great flexibility of living space. Having the benefit of a boarded loft, the property also benefits from a re-modelled modern dining kitchen opening into a conservatory, and three good size bedrooms plus the loft space. Also with a modern bathroom, off-street parking and garage, the property also has an attractive and relatively private rear garden.

#### LOCATION

The property is located on Arncliffe Way, which forms a cul-de-sac/crescent with Langdale Crescent on the North-Eastern side of The Parkway close to Southwood Road in Cottingham. Located close to the local amenities which include the Tesco Express supermarket, the property is in a convenient location to access both the local amenities and the broader array of amenities on offer in the village, and the major road network.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

13'11" x 6'5" (4.24m x 1.96m)  
uPVC stained glass panelled front door with further window to one side and stained wood flooring to match the staircase which leads to the first floor accommodation.

##### LIVING ROOM

14' x 12'8" (4.27m x 3.86m)  
A well proportioned room, the focal point being a log burning stove set in a very attractive carved oak fireplace with tiled surround and matching hearth, laminate flooring and window to the front elevation.

#### KITCHEN

19'5" x 9'1" (5.92m x 2.77m)  
An attractive and modern kitchen with gloss white fronts and granite style laminate work surfaces, stainless steel sink and drainer, gas hob with extractor over, ceramic tile splashbacks, integrated oven, space and plumbing for washing machine, space for fridge, laminate flooring, uPVC glass panelled door opening into the rear garden and further window to one side. Patio doors lead out into the conservatory and a cupboard under the stairs houses the newly fitted Ideal Standard gas boiler (fitted April 2024 and with the balance of a 10 year guarantee).

#### CONSERVATORY

9'7" x 9'2" (2.92m x 2.79m)  
Porcelain tile floor and French doors opening out onto the rear garden.

#### FIRST FLOOR

##### LANDING

Fixed staircase to the loft space and window to the side elevation.

##### BEDROOM 1

12'6" x 8'3" to wardrobes (3.81m x 2.51m to wardrobes)  
Modern fitted wardrobes with mirrored fronts, painted exposed floorboards and window to the front elevation.

##### BEDROOM 2

10'5" x 8'3" to wardrobes (3.18m x 2.51m to wardrobes)  
Modern fitted wardrobes with mirrored fronts and window to the rear elevation.

##### BEDROOM 3

8'9" x 7'11" (2.67m x 2.41m)  
Window to the front elevation.

#### BATHROOM

7'2" x 5'5" (2.18m x 1.65m)  
Modern three piece sanitary suite comprising modern shower bath, pedestal hand wash basin and close coupled w.c., glass shower screen, tiled walls with inset mirror and window to the rear elevation.

#### LOFT SPACE

17'10" x 11'9" (5.44m x 3.58m)  
A generously sized loft space which in the past has been used as a bedroom (this space does not conform to the latest building regulations) with Velux skylight.

#### OUTSIDE

The property is set back from the road with a brick sett drive which extends to the front of the property and provides ample parking for a number of cars.

#### REAR GARDEN

The rear garden is relatively private with a gate opening into a useful lean-to which is accessed directly off the kitchen; ideal for anyone with dogs, or who enjoys outdoor activities to get out of the rain. Within the garden there is a wide brick sett patio adjacent to the rear of the house which opens out onto a largely lawned garden with well stocked flower borders providing a good level of privacy. To the rear of the garden is a summer house and a further gate providing access to a small area of land which runs adjacent to the dyke which forms the rear garden.

#### GARAGE

15'6" x 8'9" (4.72m x 2.67m)  
Vehicular door, supplied with light and power and courtesy door providing access from the lean-to workshop within the rear 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](mailto:cottingham@qandc.net)



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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