



QUICK&CLARKE

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6 Priory Crescent, Cottingham HU16 4SB
Guide Price £399,950

- Stunning extended property
- Retaining many characterful features
- Beautiful landscaped garden
- Fabulous open plan living dining kitchen
- Quiet cul-de-sac position
- Additional gym/hobby room
- Convenient for the village amenities and railway station
- Council tax band D
- EPC rating C

A stunning and tastefully extended family house boasting a fabulous open plan living dining kitchen overlooking the landscaped rear garden. Situated in a delightful location at the head of a small cul-de-sac and retaining many characterful features, this fantastic house must be viewed.

Offering great flexibility of layout and including three well-proportioned reception rooms which include the living dining kitchen, the property also benefits from four bedrooms to the first floor and the addition of a gym/hobby room in the garden.

LOCATION

The property is located at the head of a small cul-de-sac forming Priory Crescent which is accessed off the North side of Priory Road close to the junction with Newgate Street. The position not only allows easy access onto the major road network linking Cottingham with Hull, it is also very convenient for Cottingham's railway station and the amenities in the centre of the village.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

24' x 8' (7.32m x 2.44m)
Accessed over an exterior porch with attractive tiled floor and through a timber panelled front door with stained glass panels and matching window to one side. Beautiful herringbone oak flooring which flows through into the cloakroom and utility room. Stairs to the first floor with one feature wall being exposed brick.

LIVING ROOM

12'11 x 15'8 into bay (3.94m x 4.78m into bay)
A very well-proportioned room with a large walk-in bay window with stained glass and leaded windows to the top panels. White painted fireplace housing an arched Victorian style insert with an open grate fire.

SITTING ROOM

12'11 x 11'10 (3.94m x 3.61m)
A further beautiful reception room, the focal point being a white enamelled wood burning stove set in a fireplace with mosaic tiled hearth and oak mantle above, shelving in alcoves to either side. uPVC glass panelled door opening onto the rear garden.

OPEN PLAN LIVING DINING KITCHEN

23'4 x 20'7 max (7.11m x 6.27m max)
A stunning extension to the rear and side of the property to create a very large open plan family space. The beautiful kitchen offers a range of wall, base and larder units with white fronts, quartz worksurfaces and complementing green centre island. Five ring gas range, integrated dishwasher, full height fridge and freezer, 1 1/2 bowl porcelain sink and drainer and large scale porcelain tiled floor. Bifold doors pull back providing almost level access onto the decking of the rear garden, two contemporary style grey flat panel radiators. Wall to ceiling windows to the side elevation and skylights above.

CLOAKROOM

4' x 3'9 (1.22m x 0.91m)
Two piece suite comprising vanity wash basin and low level WC. A continuation of the oak flooring from the hallway, part wood panelled walls and window to the side elevation.

UTILITY ROOM

5'5 x 4' (1.65m x 1.22m)
Wall and base storage units with oak butchers block worksurfaces, space and plumbing for washing machine and tumble dryer, porcelain Belfast sink, overhead clothes airer, part wood panelling and a continuation of the oak style flooring.

FIRST FLOOR LANDING

Exposed brick wall and window to the side elevation.

BEDROOM 1

15'8 into bay x 12'10 (4.78m into bay x 3.91m)
Walk-in bay window to the front elevation, period cast iron fireplace with cupboard in alcove to one side.

BEDROOM 2

12'11 x 11'11 (3.94m x 3.63m)
Victorian cast iron fireplace with shelving in alcove to one side and open fronted cupboard to the other. Window to the rear elevation.

BEDROOM 3

12' x 10'1 (3.66m x 3.07m)
Modern fitted wardrobes with sliding fronts, window to the rear elevation and mounting on wall for television.

BEDROOM 4

8'8 x 7'11 (2.64m x 2.41m)
Eyeline fitted cupboards, window to the front elevation.

BATHROOM

7' x 5'11 (2.13m x 1.80m)
Three piece suite comprising vanity wash basin, low level WC and panelled bath with overhead shower, chrome heated towel rail, tiled floor and splashbacks, window to the side elevation.

OUTSIDE

The property is set back from the head of the cul-de-sac with a wide gravelled drive providing ample parking for a number of cars. Timber gates provide access through to the side of the property and into the rear garden.

The rear garden is of a very generous size for a property of this type with decking that wraps around the rear and side of the house and accessed directly off the bifold doors from the living dining kitchen. Two steps lead up to a lawn with a further porcelain tiled patio area in front of the gym/hobby room. The extensive lawn is surrounded by wide and well-tended flower beds with a number of attractive features including a wendy house and a children's play castle. To the side of the property behind a further timber gate is a metal shed.

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 majority 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.

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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