



QUICK & CLARKE
The Property Specialists

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4 Cleminson Gardens, Cottingham HU16 4RW
Guide Price £470,000

- Beautifully styled family house
- Updated and extended
- Large westerly facing garden
- Air source heat pump fitted April 2024
- 5 bedrooms / 3 bathrooms
- Off-street parking, EV charging point and garage
- Convenient for amenities, railway and road network
- Council tax band F
- EPC rating C

A beautifully styled, extended and updated modern house situated on a fabulous plot with a generous sized westerly facing garden. Offering great flexibility of living space and having 5 bedrooms and 3 bathrooms, the property also has 2 reception rooms, an attractive dining kitchen and off-street parking with garage.

In a superb leafy location ideal for the amenities and the railway station, the property has been enhanced over time with the recent addition of air source heating (April 2024). Viewing is essential to see how much this property has to offer.

LOCATION

The property is located on an attractive plot close to the junction of Cleminson Gardens with Thwaite Street and on the south easterly side of Cottingham. This superb leafy position provides ease of access to Cottingham's railway station and the major road network linking the village with Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with glass panel above and to the sides. Stairs to the first floor accommodation with storage cupboard under and attractive Karndean flooring.

CLOAKS

5'2 x 2'11 (1.57m x 0.89m)
Corner wash basin and close coupled WC, window to the front elevation.

LIVING ROOM

19'11 x 12' (6.07m x 3.66m)
Extended and with bifold doors which pull back and open directly into the westerly facing garden, attractive laminate flooring.

DINING ROOM / STUDY

9'7 x 8'9 (2.92m x 2.67m)
A dual aspect room with windows to both front and side and laminate flooring.

DINING KITCHEN

21'5 x 10'1 (6.53m x 3.07m)
A large dining kitchen/family room with an extensive range of wall and base storage units with gloss white fronts and laminate worksurfaces with a matching breakfast bar. Four ring induction hob with extractor over, stainless steel sink and drainer, integrated appliances, Karndean flooring, windows to both front and rear elevations.

UTILITY ROOM

7'11 x 5'2 (2.41m x 1.57m)
Wall and base storage units to match those in the kitchen, stainless steel sink and drainer with matching drying rail above, Karndean flooring and a composite door providing access onto the driveway.

FIRST FLOOR LANDING

Stairs to the second floor accommodation.

MASTER BEDROOM

21'4 x 10'9 (6.50m x 3.28m)
Modern fitted wardrobes with sliding mirrored fronts and windows to both front and rear aspects.

EN-SUITE SHOWER ROOM

5'2 x 7'11 (1.57m x 2.41m)
Three piece suite comprising shower enclosure, close coupled WC and pedestal wash basin, partially tiled walls and floor, window to the rear elevation.

BEDROOM 2

9'10 x 12'1 (3.00m x 3.68m)
Window to the side elevation with views over the garden.

EN-SUITE SHOWER ROOM

5'2 x 7'11 (1.57m x 2.41m)
Three piece suite comprising shower enclosure, close coupled WC and pedestal wash basin, partially tiled walls and floor, window to the rear elevation.

BEDROOM 5

9'6 x 8'11 (2.90m x 2.72m)
Window to the front elevation.

SECOND FLOOR LANDING

Cupboard housing the pressurised hot water cylinder.

BEDROOM 3

15' x 10'3 (4.57m x 3.12m)
Dormer window to the front elevation.

BEDROOM 4

15' x 10'3 (4.57m x 3.12m)
Dormer window to the front elevation.

BATHROOM

8'11 x 5'9 (2.72m x 1.75m)
Three piece suite comprising close coupled WC, pedestal wash basin and panelled bath, tiled floor and Velux skylight.

GARAGE

17' x 9'1 (5.18m x 2.77m)
Up & over door providing access onto the driveway, storage in the roofspace, provided with light and power, courtesy door opening onto the rear garden.

OUTSIDE

The property is set on a deceptively large and attractive plot, the majority of the garden being positioned to the side of the property and with a westerly aspect. The garden has been landscaped with an attractive frontage providing for two parking spaces set within the ornamental planting. There is also an EV charging point.

To the rear of the property is a further driveway leading up to the garage with parking for a further car. Access can be gained from the front of the property through a timber gate to the garden. The garden is of a generous size with a shaped central lawn bisected by pathways leading from a slate flagged patio area adjacent to the rear of the house. There are further seating areas within the garden in addition to a summerhouse.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from an air source heat pump 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



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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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.