



17 Parkside Close, Cottingham HU16 5PH
£420,000

- Semi-detached family home
- No forward chain
- Plot of approximately 0.67 acre
- Stunning property & outstanding gardens
- 4 bedrooms
- 2 reception rooms & conservatory
- Bespoke kitchen & contemporary bathroom
- Driveway & garage
- EPC Rating: D
- Council Tax Band: D

Located within one of the most highly regarded residential areas in the village of Cottingham, and occupying an immense plot of approx. 0.67 acre, this stunning property and outstanding gardens is presented to the market with no onward chain. Having been owned by the family for 51 years this truly speaks volumes on not only what a great property it is but also the neighbourhood. Now it is time to find a new family to embrace living here and to write their own story!

Sitting proudly at the head of the cul-de-sac, the well presented accommodation enjoys entrance hallway, two reception room, conservatory providing splendid views over the South-Westerly facing garden, bespoke fitted breakfast kitchen with a host of built-in and integrated appliances, downstairs w.c. and to the first floor four bedrooms, one of which is fitted, and a stunning four piece bathroom. The property enjoys a private driveway providing off-street parking for several vehicles and leading down to a detached garage.

The gardens are simply stunning and enjoy a patio leading down to a vast lawn with an established appearance and an array of shrubbery, trees and plants. Having a South-Westerly aspect, whilst valuing this property I had the pleasure of actually seeing a deer within the garden! With so much outside space this is such a rare find and seeing it truly believing what a gem it really is! A genuinely great family property now awaiting its new owners to fully embrace living in this superb house in a great location.

LOCATION

Situated off Epplsworth Road, Parkside Close is ideally located for accessing Westfield Primary School and is within walking distance of Cottingham village centre.

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

A composite door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and access to the understairs storage cupboard which houses the utility meters.

LOUNGE

16'3" x 17'1" decreasing to 14'3" (4.95m x 5.21m decreasing to 4.34m)

Sliding patio door leading out into the rear garden, and TV aerial point. Fireplace with living flame gas fire.

DINING/SITTING ROOM

14'8" x 9'7" (4.47m x 2.92m)

uPVC double glazed walk-in bay window to the front elevation.

BREAKFAST KITCHEN

22'11" x 8'8" decreasing to 7'3" (6.99m x 2.64m decreasing to 2.21m)

uPVC double glazed window to the front and side elevations, an extensive range of bespoke curved edge Shaker style base and wall units with granite work surfaces and having a sunken sink with mixer tap. There are a host of built in appliances to include an induction hob, stainless steel microwave and oven combination, integrated fridge freezer, integrated washing machine and integrated dishwasher. Breakfast area to the head of the room with french doors opening in to the Conservatory. A door leads into:

LOBBY

uPVC door to outside.

W.C.

uPVC double glazed window to the front elevation, two piece modern suite in white comprising low level w.c. and wash hand basin.

CONSERVATORY

17'4" maximum x 11'10" decreasing to 6'6" (5.28m maximum x 3.61m decreasing to 1.98m)

Accessed via double doors from the breakfast kitchen. Being of a uPVC and brick construction with French doors and enjoying undisturbed views over the rear garden.

FIRST FLOOR

LANDING

Access to loft with pull down ladder. The loft area has carpet, lighting and a velux roof window.

BEDROOM 1

9'7" plus door well x 12'1" (2.92m plus door well x 3.68m)

uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

13'7" x 11'10" decreasing to 9'10" (4.14m x 3.61m decreasing to 3.00m)

uPVC double glazed walk-in bay window to the front elevation.

BEDROOM 3

11'10" x 9'5" (3.61m x 2.87m)

uPVC double glazed window to the rear elevation.

BEDROOM 4

8'4" x 7'7" (2.54m x 2.31m)

uPVC double glazed window to the rear elevation.

BATHROOM

8'11" maximum x 7'5" maximum (2.72m maximum x 2.26m maximum)

Being of an L-shape and with uPVC double glazed window to the front elevation, modern four piece suite in white comprising corner bath, independent shower cubicle, wash hand basin and low level w.c. all beautifully complemented with contrasting tiling.

OUTSIDE

To the front of the property there is an enclosed garden and a side driveway provides off-street parking for several vehicles and leads down to a detached, brick built garage with up-and-over door, power and lighting.

The rear garden is of outstanding proportions and has a South-Westerly aspect enjoying a vast lawned area with established bushes and trees. Offering a great degree of privacy, this garden will be the envy of any family. There is a patio, two garden sheds both of which has power and light and greenhouse. The gardens are just stunning with such a vast array of shrubbery and planting creating an oasis of green space! The property did used to feature in the Cottingham garden open day!

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



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