



**QUICK & CLARKE**  
The Property Specialists

131 King Street, Cottingham,  
East Riding of Yorkshire HU16 5QQ  
Tel: 01482 844444 | Email: cottingham@qandc.net  
www.quickclarke.co.uk



**31 Golf Links Road, Cottingham HU6 8RE**  
**£215,000**



- Traditional semi-detached house
- East Riding location
- Three bedrooms
- First floor shower room and ground floor WC
- Two reception room
- Extended kitchen
- Beautiful gardens
- Driveway and garage
- Council tax band C
- EPC rating: D

Located within this popular East Riding area, within close proximity to Cottingham, we are delighted to offer to the market this aesthetically pleasing, well-presented, semi-detached family home. Having been owned for many years by the current owner which speaks volumes on not only what a great property this is, but also a great neighbourhood.

The property enjoys entrance hallway with downstairs cloaks, two reception rooms, extended kitchen and to the first floor there are three bedrooms, all of which are fitted, and a modern shower room. A side driveway provides off-street parking and leads down to a detached garage. The rear gardens are absolutely beautiful! Established and well-maintained the garden has patio area leading onto a meticulously lawned garden with fruit trees, planted borders and seating areas. There is also access to a former vegetable garden with greenhouse providing a secluded second seating area.

Now awaiting its new family to add their own stamp and fully embrace living in this great property, an internal viewing is a must to appreciate this lovely home.

## LOCATION

Golf Links Road is located off Cottingham Road and Inglemire Lane, is ideally located for local shops and amenities and lies only 1.5 miles from the village of Cottingham.

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 uPVC door with glazed inserts and side windows leads into:

### ENTRANCE HALLWAY

14'11 x 5'5 plus recess (4.55m x 1.65m plus recess)  
Having uPVC double glazed window to the front elevation, staircase with balustrade leads to the first floor accommodation.

### DOWNSTAIRS CLOAKS

Two piece modern white suite has low level WC and pedestal wash basin with uPVC double glazed window to the side elevation.

### LOUNGE

13'4 into bay x 12'5 (4.06m into bay x 3.78m)  
uPVC double glazed walk-in bay window to the front elevation. Mahogany style fire surround with marble back and hearth incorporating a flame effect gas fire, and TV aerial point.

### SITTING / DINING ROOM

14'10 x 11' (4.52m x 3.35m)  
uPVC double glazed walk-in bay window enjoying splendid views over the rear garden and wall-mounted gas fire.

### KITCHEN

18'11 x 6'8 (5.77m x 2.03m)  
Fitted base and wall cupboards with worksurfaces and tiled splashbacks. Space and provision for gas cooker, porcelain sink unit with drainer and mixer tap, space and plumbing for washing machine and dishwasher, and space for fridge freezer. Wall-mounted gas central heating boiler and uPVC double glazed windows to the rear and side elevations.

### FIRST FLOOR LANDING

uPVC double glazed window to the side elevation and access to the loft.

### BEDROOM 1

13'10 into bay x 11'2 (4.22m into bay x 3.40m)  
uPVC double glazed walk-in bay window to the front elevation and fitted wardrobes.

### BEDROOM 2

13'2 x 9'2 to wardrobes (4.01m x 2.79m to wardrobes)  
uPVC double glazed window to the rear elevation and fitted wardrobes.

### BEDROOM 3

9'7 decreasing to 7'9 x 7'6 (2.92m decreasing to 2.36m x 2.29m)  
uPVC double glazed window to the rear elevation and fitted wardrobes.

### SHOWER ROOM

7' x 5'6 (2.13m x 1.68m)  
Three piece suite enjoys wash basin set in vanity, low level WC and corner shower cubicle. Fully tiled walls, tile effect wood laminate flooring and uPVC double glazed window to the front elevation.

### EXTERNAL

To the front of the property there is an enclosed low-maintenance garden with a driveway to the side leading to a covered carport and detached garage. The garage was erected approximately 20 years ago and is of brick and tile construction with electric up & over door, power and light and a side personnel door leading out into the garden.

The rear garden is beautifully presented and creates a stunning backdrop with patio area leading down to a meticulously lawned garden with fruit trees and bramble bushes, an apple tree taking pride of place on the right hand side of the garden and producing a great crop! There are two further seating areas, one directly behind the garage and one in the right hand corner. In addition the second garden area, to the head of the plot is gravelled with a greenhouse. Formerly a vegetable garden and now providing an excellent area to sit and relax in! There is a timber shed attached to the garage which has power and light.

### 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

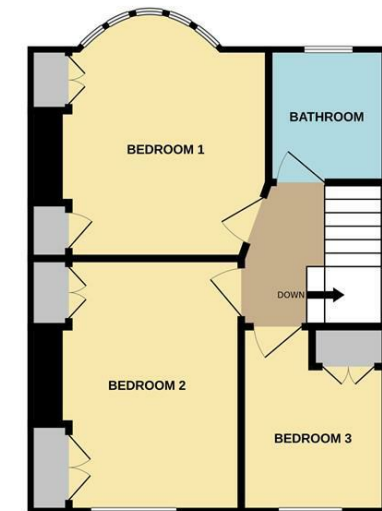
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GROUND FLOOR



1ST FLOOR



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.

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