



**QUICK & CLARKE**  
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**35 Scaife Close, Cottingham HU16 5LT**  
**£299,999**

- Modern detached house
- Superb cul-de-sac location
- Beautifully presented throughout
- In excess of 1,000 square feet
- 4 fitted bedrooms; 3 of which are double
- Spacious lounge
- Contemporary dining kitchen with built-in & integrated appliances
- 2 bathrooms & w.c.
- Private driveway, integral garage & beautifully tended gardens
- EPC Rating: B; Council Tax Band; E

Enjoying a prime cul-de-sac location within this highly regarded, small exclusive development built by Bellway Homes, this superbly presented detached family home is now available for viewing. Extending to over 1,000 square feet, the beautifully presented accommodation comprises entrance hallway, lounge, superb dining kitchen with a host of built-in and integrated appliances, utility room and downstairs cloaks. To the first floor there are four fitted bedrooms, three of which are double, en-suite to bedroom 1 and a modern bathroom. The gardens are beautifully tended and provide great outdoor space. A private driveway for several vehicles leads down to the integral garage. Make this your next move!

## LOCATION

Scaife Close is located on the small Bellway development off Castle Road and provides ease of access to 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 door with glazed inserts leads into:

### ENTRANCE HALLWAY

Wood laminate flooring and staircase leading to the first floor accommodation.

### LOUNGE

15'11" x 10'6" (4.85m x 3.20m)  
uPVC double glazed window to the front elevation, contemporary wall mounted electric flame effect fire, wood laminate flooring and TV aerial point.

### DINING KITCHEN

17'4" x 9'6" (5.28m x 2.90m)  
uPVC double glazed French doors from the dining area leading out into the rear garden and wall mounted TV aerial point, an extensive range of modern base and wall units with large storage drawers, work surfaces with uplifts, stainless steel double electric fan oven, peninsular base unit dividing the room with inset induction hob and stainless steel chimney extractor, integrated fridge freezer, integrated dishwasher, stainless steel one and a quarter bowl sink unit with drainer and mixer tap, all beautifully finished with tiled flooring.

### UTILITY ROOM

uPVC door to the rear elevation, space and plumbing for washing machine and gas central heating boiler. Door into:

### CLOAKS

Modern two piece suite in white comprising pedestal wash hand basin and low level w.c. with beautiful tiled splashbacks and uPVC double glazed window to the rear.

### FIRST FLOOR

#### LANDING

Access to storage cupboard.

### BEDROOM 1

13'2" maximum x 10'8" maximum (4.01m maximum x 3.25m maximum)  
uPVC double glazed window to the front elevation and modern mirrored sliderobes providing hanging and storage facilities.

### EN-SUITE SHOWER ROOM

uPVC double glazed window to the front elevation, modern three piece suite in white comprising wall mounted wash hand basin, low level w.c. and good size independent shower cubicle with thermostatic shower, tiled splashbacks to wet areas and tiled floor.

### BEDROOM 2

14'8" maximum x 8'3" maximum (4.47m maximum x 2.51m maximum)  
uPVC double glazed window to the front elevation and fitted wardrobes.

### BEDROOM 3

12'4" maximum x 8' maximum (3.76m maximum x 2.44m maximum)  
uPVC double glazed window to the rear elevation.

### BEDROOM 4

10'3" maximum x 7'9" maximum (3.12m maximum x 2.36m maximum)  
uPVC double glazed window to the rear elevation.

### BATHROOM

uPVC double glazed window to the rear elevation, modern three piece suite in white comprising wall mounted pedestal wash hand basin, low level w.c., panelled bath with shower screen and thermostatic shower all beautifully complemented with modern tiling to splashbacks and tiled floor, towel radiator and extractor.

### OUTSIDE

To the front of the property there is a beautifully presented garden which is lawned and planted. A private driveway provides off-street parking for several vehicles and leads to the integral garage which has up-and-over door, power and light.

A gate leads into the stunning rear garden with an extensive patio leading down to a meticulous lawn with well stocked borders providing a kaleidoscope of colour and texture, creating a great outdoor family space.

### 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.



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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