



**QUICK & CLARKE**  
The Property Specialists

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**Thornccliffe Gardens George Street, Cottingham HU16 5QX**  
**Offers Over £170,000**

- Traditional end cottage
- Beautifully presented throughout
- Secluded position in the centre of Cottingham
- Three bedrooms
- Modern first floor bathroom
- Superb dining kitchen
- Gardens to front and rear
- Parking available to the side
- Viewing a must
- Council tax band B. EPC: D

Tucked away in a superb location but within the heart of the village centre, we are delighted to offer to the market this exceptionally well-presented end cottage. With an abundance of beautiful features throughout the property enjoys uPVC double glazing and gas central heating.

An entrance hallway greets you with spacious lounge, superb modern fitted breakfast kitchen with built-in oven and hob and to the first floor there are three bedrooms and a modern bathroom. The gardens are enclosed to the front and rear. Simply ready to move into, this beautiful property now awaits its new owners to fully embrace living in what is a truly exceptional home.

#### LOCATION

Located off George Street - proceed along Hallgate and turn right onto George Street, Thorncliffe Gardens is a private entrance to the left hand side.

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

#### ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation.

#### LOUNGE

14'1 into bay decreasing to 12'2 x 13'7 (4.29m into bay decreasing to 3.71m x 4.14m)  
uPVC double glazed walk-in bay window to the front elevation. Recessed fireplace area with raised hearth and oak beam, and TV aerial point.

#### DINING KITCHEN

16'5 x 9'5 (5.00m x 2.87m)  
uPVC double glazed window and uPVC double glazed stable door to the rear garden. An extensive range of ivory fronted shaker style base and wall units with worksurfaces and tiled splashbacks. Stainless steel gas hob, chimney extractor and single oven. Porcelain 1 1/4 bowl sink unit with drainer and mixer tap. Space for fridge freezer.

#### FIRST FLOOR LANDING

#### BEDROOM 1

11'11 x 11' (3.63m x 3.35m)  
uPVC double glazed window to the front elevation.

#### BEDROOM 2

9' to wardrobes x 9' plus doorwell (2.74m to wardrobes x 2.74m plus doorwell)  
uPVC double glazed window to the rear elevation, modern mirror fronted sliderobes with oak surround provide hanging and storage facilities.

#### BEDROOM 3

6'8 x 5'7 (2.03m x 1.70m)  
uPVC double glazed window to the rear elevation.

#### BATHROOM

6'10 x 5'4 (2.08m x 1.63m)  
uPVC double glazed window to the front elevation. Beautiful three piece suite in white enjoys shaped bath with curved shower screen and thermostat shower over, recessed circular basin and mixer tap set on vanity, low level WC, tiled splashbacks to wet areas.

#### OUTSIDE

To the front of the property is an enclosed garden with walled boundary. The rear garden is fenced and features a decking area leading onto a lawned garden with raised flower beds and garden shed.

#### PARKING

We have been informed by the vendor that there is permission to park a car at the side of the property on the tenfoot and that this is detailed in the deeds. However access to neighbouring properties must be granted at all times.

#### 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

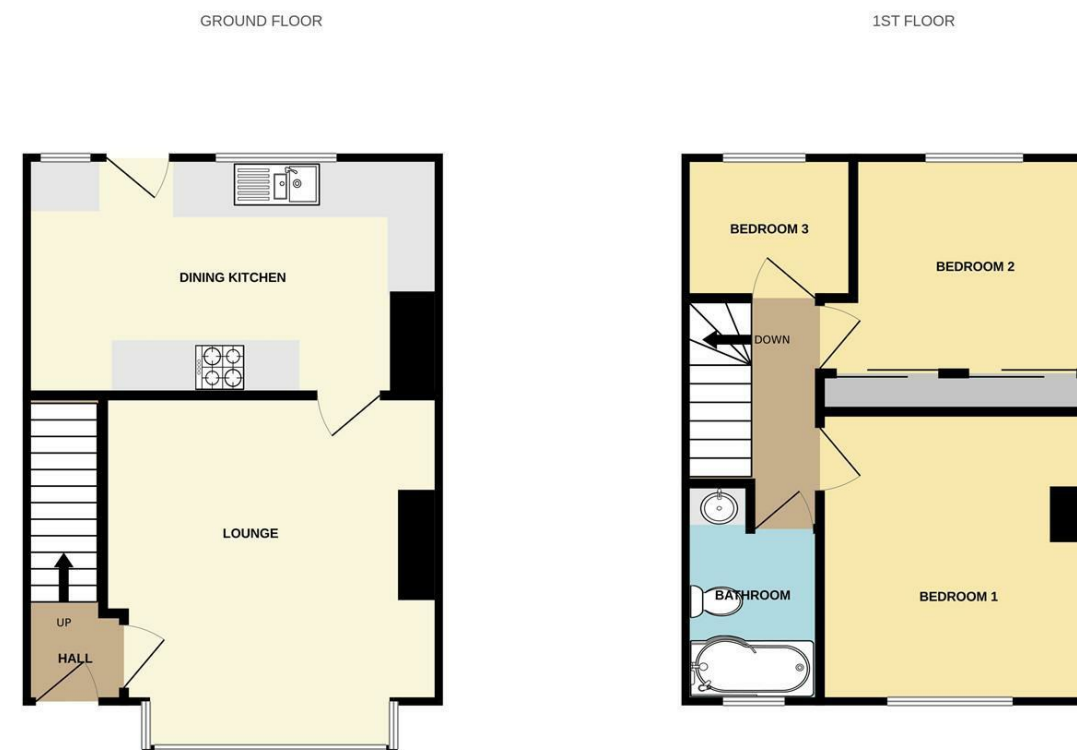
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

#### FINANCIAL SERVICES

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](mailto: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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