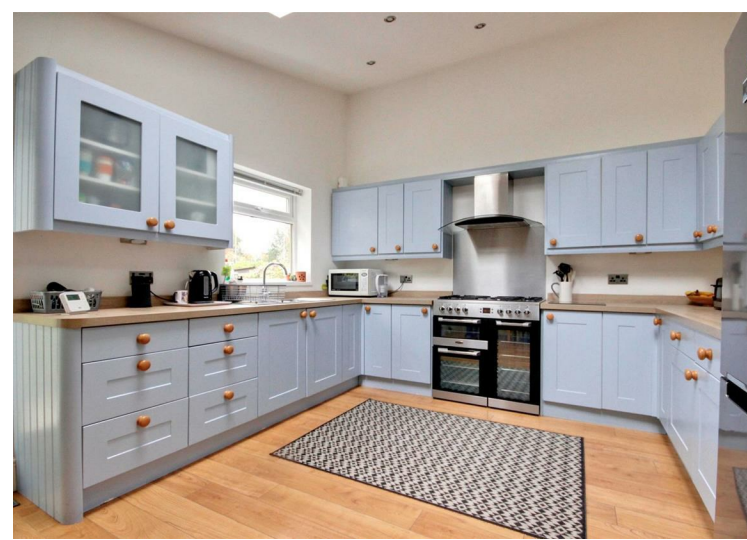




QUICK & CLARKE
The Property Specialists

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16 Park Lane, Cottingham HU16 5RD
£215,000

- Bay fronted traditional town house
- Walking distance of the village centre
- Parking to front for two vehicles
- Large garden workshop/store
- 3 bedrooms
- First floor bathroom
- 2 reception room with feature fireplaces
- Superb dining kitchen
- Viewing an absolute must
- EPC Rating: D - Council Tax Band: B

Located within this popular residential area and within walking distance of the village centre, we are delighted to present to the market this aesthetically pleasing and extended traditional 1930's town house. Offering in excess of 1,000 square feet of well-presented accommodation enjoying uPVC double glazing and gas central heating. A welcoming entrance hallway greets you with lounge and separate living room both with feature fireplace, a superb dining kitchen with Range cooker and French doors to the garden, to the first floor there are three bedrooms and a house bathroom. There is parking to the front for two vehicles and an enclosed rear garden which provides great outdoor space with a large workshop/store and a gate to the rear providing access to the the tenfoot. Viewing is a must to fully appreciate the space, versatility and great family accommodation that this property truly has to offer.

LOCATION

Park Lane is located off Northgate and lies within walking distance of the 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 uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Attractive wood laminate flooring, staircase leading to the first floor accommodation and access to the understairs storage cupboard which houses the utility meters.

LOUNGE

13'7" into bay decreasing to 12'6" x 11'5" (4.14m into bay decreasing to 3.81m x 3.48m)
uPVC double glazed walk-in bay window to the front elevation, wood laminate flooring, white feature fire surround with ornate tiled back incorporating a living flame gas fire and TV aerial point.

LIVING/FAMILY ROOM

14'11" x 12'4" (4.55m x 3.76m)
Opening to kitchen, wood laminate flooring, feature fireplace with living flame gas fire fitted and recessed fitted storage units, TV aerial point and fitted storage cupboard.

DINING KITCHEN

16'3" x 11'10" (4.95m x 3.61m)
uPVC double glazed French doors and window to the rear elevation providing access to garden, two Velux roof windows, an extensive range of Shaker style base and wall units with work surfaces and tile splashbacks, stainless steel Range cooker with oversize extractor, integrated dishwasher, space for fridge freezer, sink unit with drainer and mixer tap and attractive wood laminate flooring.

FIRST FLOOR

LANDING

BEDROOM 1

14'2" into bay x 11'4" (4.32m into bay x 3.45m)
uPVC double glazed bay window to the front elevation, wood laminate flooring and fitted storage cupboard.

BEDROOM 2

12'4" x 11'5" (3.76m x 3.48m)
uPVC double glazed window to the rear elevation and access to loft space.

BEDROOM 3

7'11" x 6'6" (2.41m x 1.98m)
uPVC double glazed window to the front elevation.

BATHROOM

6'7" x 6'2" (2.01m x 1.88m)
uPVC double glazed window to the rear elevation, three piece suite in white comprising corner bath with thermostat shower over, wash hand basin set in vanity unit and low level w.c., towel radiator and fully tiled walls with feature mosaic border tiles and matching feature floor tiles.

OUTSIDE

To the front of the property there is a dropped kerb leading to off-street parking for two vehicles.

The enclosed rear garden has a gravelled seating area and steps down to a lawn. The gravel continues as a path leading down to the large garden store. The large garden store would also be ideal for workshop. There is a pedestrian gate to the head of the garden leading to the tenfoot.

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



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.

While every attempt has been made to ensure the accuracy of the floorplans 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 operation or efficiency can be given. Made with Metrapix C2024