



QUICK & CLARKE
The Property Specialists

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40 Exeter Street, Cottingham HU16 4LU
£172,950

- Period end town house
- No onward chain
- Beautifully presented throughout
- Two reception rooms
- Three bedrooms
- First floor shower room
- Westerly facing garden
- Simply ready to move into
- Viewing a must
- Council Tax B and EPC Rating D

Located in this popular residential area, with ease of accessibility to the village centre, we are delighted to present to the market this exceptionally well-presented period end town house. Offering over 900 square feet of well presented accommodation with no onward chain, the property enjoys uPVC double glazing and gas central heating.

The well presented accommodation enjoys a welcoming Entrance Hallway, two Reception rooms, modern fitted Kitchen with built in appliances, three good sized Bedrooms and a modern shower room.

The property enjoys an enclosed, well tended and maintained Westerly facing garden providing great outdoor space. There is on street parking which is on a first come first served basis.

Simply ready to key turn and move in to, viewing is an absolute must to fully appreciate.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

uPVC door with glazed inserts leads into the Hallway, having staircase leading to the first floor accommodation.

LOUNGE

14'7" into bay decreasing to 11'6" x 11'11" (4.45m into bay decreasing to 3.51m x 3.63m)
uPVC double glazed window to the front elevation, tv aerial point and tiled period fireplace.

SITTING ROOM/DINING ROOM

15'10" decreasing to 12'10" x 11'4" (4.83m decreasing to 3.91m x 3.45m)
Has uPVC double glazed window to the rear elevation, feature fire place with living flame gas fire and access to the understairs storage cupboard, which houses the utility metres.

KITCHEN

12'1" x 11' (3.68m x 3.35m)
With uPVC double glazed window to the side elevation and uPVC door to garden, an extensive range of ivory shaker style base and wall units with work surfaces and co-ordinated splashbacks, gas hob with electric oven, one and a quarter bowl sink unit with drainer and mixer tap, space and plumbing for washing machine.

FIRST FLOOR ACCOMMODATION

LANDING

Spacious landing area which is two sections.

BEDROOM 1

12'10" to wardrobes x 11'5" plus bay (3.91m to wardrobes x 3.48m plus bay)
Has uPVC double glazed window to the front elevation, feature period cupboard and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

11'4' x 9'3" (3.45m' x 2.82m)
Has uPVC double glazed window to the rear elevation and fitted storage cupboard.

BEDROOM 3

10'11" x 7'2" (3.33m x 2.18m)
Has uPVC double glazed window to the rear elevation overlooking the garden.

SHOWER ROOM

6'10" x 4'5" (2.08m x 1.35m)
With uPVC double glazed window to the side elevation, three piece modern suite in white with pedestal wash hand basin, independent shower cubicle and low level WC.

OUTSIDE

To the front of the property is a small, enclosed courtyard with wrought iron gates, side pedestrian access provides entry into the garden via a timber gate. The rear Westerly facing garden is well-maintained, predominantly laid to lawn with planted areas and garden shed.

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.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 quantity or efficiency can be given. Made with Metapic C2024