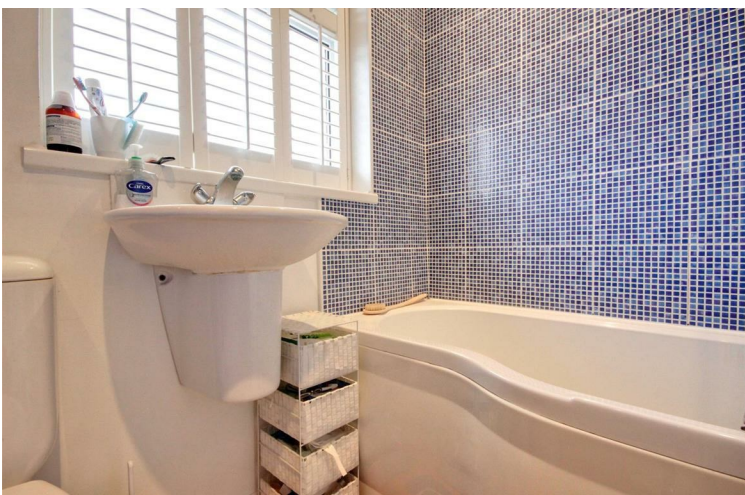




QUICK&CLARKE
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24 The Spinney, Cottingham HU16 5AU
£249,999

- Cul-de-sac location
- Semi-detached house
- Two receptions
- Modern kitchen
- Three bedrooms
- Modern first floor bathroom and downstairs WC
- Block sett driveway
- Timber garage
- Viewing is a must!
- EPC: C Council Tax Band: C

Enjoying a cul-de-sac location, this well presented semi-detached house is one to view! Enjoying uPVC double glazing and gas central heating the accommodation enjoys Entrance Hallway, Cloaks, Lounge and Dining Room, Modern fitted Kitchen, Three Bedrooms (two of which have modern sliderobes) and a modern House Bathroom. The gardens are well tended, with a block sett side driveway providing off-street parking and leading down to the timber garage. The rear garden has decking leading to the lawned garden and providing great outdoor space. Within ease of reach of the village centre this property offers ideal accommodation for family living!

LOCATION

The Spinney is located off Oakdene, which in turn is located off South Street and is withini ease of reach of Cottingham village centre. Also within walking distance of Bacon Garth Primary School.

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 white uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

14' x 5'10" (4.27m x 1.78m)
Attractive wood laminate flooring and staircase with spindle balustrade leading to the first floor accommodation.

W.C.

Two piece suite in white comprising wash hand basin and low level w.c.

LOUNGE

14' plus bay x 10'11" (4.27m plus bay x 3.33m)
uPVC double glazed walk-in bay window to the front elevation, TV aerial point and recessed contemporary chrome living flame pebble effect gas fire. Opening to:

DINING ROOM

9'3" x 9' (2.82m x 2.74m)
uPVC double glazed French doors opening out into the rear garden.

KITCHEN

13'9" x 7'7" (4.19m x 2.31m)
uPVC double glazed window to the rear elevation and white uPVC door with glazed inserts to the side leading into the rear garden. Attractive wood laminate flooring, modern fitted kitchen with an extensive range of light oak effect base and wall cupboards with drawers, under unit lighting to the wall, tile splashbacks and contrasting work surfaces, one and a quarter bowl sink unit with drainer and mixer tap, ceramic hob with stainless steel splashback and stainless steel chimney extractor, double electric oven, space and provision for both under counter fridge and separate freezer, space and plumbing for washing machine.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

13'11" into bay x 8'8" to wardrobes (4.24m into bay x 2.64m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation and modern fitted sliderobes providing hanging and storage facilities.

BEDROOM 2

11'7" x 8'7" to wardrobes (3.53m x 2.62m to wardrobes)
uPVC double glazed window to the rear, elevation, wash hand basin and modern fitted sliderobes providing hanging and storage facilities.

BEDROOM 3

8'4" decreasing to 7'5" x 6'3" (2.54m decreasing to 2.26m x 1.91m)
uPVC double glazed oriel bay window to the front elevation.

BATHROOM

6'3" x 5'9" (1.91m x 1.75m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising P-shaped bath with shower over, pedestal wash hand basin and low level w.c. with attractive mosaic tiling to splashbacks and modern shutters to the window.

OUTSIDE

To the front of the property there is an ornamental brick wall. The side driveway is block sett and provides off-street parking for several vehicles. Double gates provide access to the detached timber garage with double doors, power and light laid on.

The rear garden is well tended and features an extensive raised decking area with spindle balustrade and steps down to a meticulously lawned garden with shrub stocked borders.

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).

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 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. Made with Metropix C2025