



QUICK&CLARKE
The Property Specialists

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214 Northgate, Cottingham HU16 5QW
£235,000

- Traditional bay fronted town house
- Well presented with over 1000 square feet
- Two receptions
- Contemporary fitted kitchen with built in appliances
- Utility and downstairs WC
- Three bedrooms
- Modern first floor bathroom
- Well tended gardens
- Single garage accessed via the ten foot
- EPC: E Council Tax: C

This well presented traditional bay fronted town house, is ideally located for the village centre. The property enjoys uPVC double glazing and gas central heating and with over 1000 square feet of versatile accommodation has entrance hallway, two receptions, modern contemporary fitted kitchen with built in appliances, utility room with w.c. off. To the first floor there are three bedrooms (one of which is fitted) and a modern bathroom. The gardens are well tended with a single garage which is accessed via the rear ten foot.

Viewing is simply a must; the house that keeps giving, in such a great location!

LOCATION

Northgate is located within walking distance of the village centre. Cottingham lays claim to the title of England’s largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

LOUNGE

13'11" into bay decreasing to 12'x12'1" (4.24m into bay decreasing to 3.66mx3.68m)
uPVC double glazed walk-in bay window to the front elevation. Wood laminate flooring and t.v. aerial point.

DINING ROOM

19' x 11'10" (5.79m x 3.61m)
uPVC double glazed sliding patio doors to the rear of the garden and access to kitchen. Attractive wood laminate flooring, modern fireplace with living flame gas fire, t.v. aerial point and under stairs storage cupboard which houses the utility meters.

KITCHEN

13'10" x 9'10" maximum (4.22m x 3.00m maximum)
uPVC double glazed window to the side elevation. Extensive range of contemporary gloss base and wall units with work surfaces and splashbacks, ceramic hob with extractor over, single electric fan oven, sink unit with drainer, integrated dishwasher, breakfast bar and fitted storage cupboards.

A door leads into the utility area which has uPVC doors to garden having fitted work surfaces and cupboard and wall mounted gas central heating boiler.

DOWNSTAIRS W.C.

uPVC double glazed window to the rear elevation. Low level w.c. and pedestal wash hand basin.

FIRST FLOOR

LANDING AREA

BEDROOM 1

14' into bay decreasing to 12' x 12'1" (4.27m into bay decreasing to 3.66m x 3.68m)
uPVC double glazed walk-in bay window to the front elevation. Wood laminate flooring.

BEDROOM 2

11'11" x 10'11" to wardrobes (3.63m x 3.33m to wardrobes)
uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities and wood laminate flooring.

BEDROOM 3

8' x 6'5" (2.44m x 1.96m)
uPVC double glazed window to the front elevation. Wood laminate flooring.

BATHROOM

6'3" x 6'2" (1.91m x 1.88m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys panelled bath with gravity shower over, low level w.c. and pedestal wash hand basin all beautifully complimented with fully tiled walls and contrasting tiled floor. Towel radiator.

OUTSIDE

To the front of the property, the property sits slightly elevated from the road with brick wall and gate. The front garden is designed for ease of maintenance and is patioed with raised borders and shrubbery.

The rear garden is well tended and features a patio area leading down to a meticulously lawned garden with wooden summerhouse and there is a single garage which is accessed via the ten foot.

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 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 Metaplan 12/05