



QUICK&CLARKE

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27 Southwood Road, Cottingham HU16 5AJ
£365,000

- Extended - three double bedrooms
- Ground floor and first floor bathrooms
- Superb open plan living dining kitchen
- Southerly facing garden
- Extensive parking plus purpose-built double garage
- Close to amenities and hospital
- Council Tax Band: D
- EPC Rating: TBC

One of a pair of very attractive and distinctive semi-detached houses, this property has been extended by the current owner who is a builder for his own purposes. Now boasting three double bedrooms, superb open plan living dining kitchen, the property also has extensive parking and a large double garage/workshop to the rear.

Attractively presented throughout and with a modern kitchen and two modern bathrooms, one located on the ground floor and one to the first floor, the property is in a superb location both for the amenities of the village centre and for the hospital. Having a southerly aspect to the rear garden viewing is highly recommended.

LOCATION

The property is located on the eastern side of Southwood Road close to its junction with The Parkway. This superb location being on the south side of the road and as such enjoying a southerly aspect to the rear garden also means that the property is in a convenient position to access the very broad array of amenities on offer in this large village and for the Castle Hill Hospital.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'3" x 6'5" (4.04m x 1.96m)
Exterior storm porch with black and white traditional floor tiling. Composite front door with obscured glass panel and further window to the side elevation. Stairs to the first floor accommodation with cupboard under housing the modern Worcester Bosch boiler and with window.

LIVING ROOM

12'2" x 10'10" (3.71m x 3.30m)
An attractively proportioned room with walk-in bow window to the front elevation. The focal point of the room is a wood burning stove set on a granite hearth with oak mantel above. Characterful exposed floorboards.

OPEN PLAN LIVING DINING KITCHEN

19'8" x 13'8" plus dining room area (5.99m x 4.17m plus dining room area)
The traditional layout has been opened up to create a superb open plan living dining kitchen. Retaining some structure there are distinctive areas for the kitchen, dining room and living room with a wood burning stove set in fireplace on a granite hearth within the living area and mounting on wall for television. The kitchen offers a good range of wall and base storage units with laminate work surfaces and ceramic tiled splashbacks. Six ring gas range with extractor over and integrated double ovens. Space and plumbing for dishwasher, washing machine and tumble dryer. Composite inset sink and drainer. Two windows to the side elevation and porcelain tiled floor. Within the dining area there are French doors onto the southerly facing garden and a continuation of the engineered oak flooring from the living room.

GROUND FLOOR SHOWER ROOM

6'3" x 4'10" (1.91m x 1.47m)
With a modern three piece sanitary suite comprising corner shower, back to the wall w.c. with concealed cistern, wall hung hand wash basin with semi-pedestal, chrome heated towel rail, fully tiled walls and floor. Window to side elevation.

REAR LOBBY

6'5" x 4'0" maximum (1.96m x 1.22m maximum)
With composite door opening out onto the southerly facing garden.

FIRST FLOOR

LANDING

16'1" x 7'0" (4.90m x 2.13m)
Window to side elevation.

BEDROOM 1

13'8" x 12'3" (4.17m x 3.73m)
Window to rear elevation. Period cast iron fireplace and exposed varnished floorboards.

BEDROOM 2

12'10" x 12'2" (3.91m x 3.71m)
Bowed window to front elevation. Period cast iron fireplace with tiled hearth.

BEDROOM 3

14'11" x 7'10" (4.55m x 2.39m)
An extension to the rear of the property with vaulted ceiling and three kingpost trusses. Dual aspect with windows to both rear and side elevations.

BATHROOM

6'4" x 6'4" (1.93m x 1.93m)
With a three piece sanitary suite comprising pedestal hand wash basin, low level w.c., whirlpool bath with separate shower over and glass screen. Tiled walls. Built-in storage cupboard. Heated towel rail and window to the side elevation.

OUTSIDE

The property is set well back from the road with a slate drive leading up to the front of the property and providing ample parking for at least three cars.

A concrete drive leads down the side of the property providing much more extensive parking and leads to the garage in the back garden.

The front garden is largely lawned and set behind wrought iron railings with flower borders.

The rear garden is southerly facing with a shaped area of lawn and a York Stone patio immediately behind the house.

DOUBLE GARAGE

19'6" x 19'7" (5.94m x 5.97m)
A large purpose-built double garage which could also act as a workshop or gym. Currently having up and over door, further side door, fully alarmed and supplied with light and power.

At either side of the garage are areas for storage.

AGENT'S NOTE

Both the kitchen and shower rooms benefit from electric underfloor heating.

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

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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.

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