



**QUICK&CLARKE**  
The Property Specialists

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**256 Northgate, Cottingham HU16 5RN**  
Offers in the region of £169,950

- Victorian house close to the village centre
- Two receptions
- Kitchen
- Ground floor bathroom
- Two bedrooms and loft space
- Beautiful rear garden with shed
- Parking available on street with a first come first served basis
- Ease of reach of all the village amenities
- Viewing is a must!
- EPC Rating: TBC Council Tax Band: E

This Victorian house is now presented to the market with a superb "cottage" feel throughout! The property enjoys two receptions, kitchen and ground floor bathroom. To the first floor there are two bedrooms and fixed stairs to the loft area. The beautiful all seasons garden creates a harmonious place to retreat and enjoy outdoor space. There is a timber shed. Parking is available on street with a first come first served basis.

Within walking distance of the village centre, this is worthy of a viewing to fully appreciate the "quirky" style and finish of this truly delightful property!

**LOCATION**  
Northgate leads into the village centre of Cottingham via George Street.

Cottingham is listed as one of the UK'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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

**THE ACCOMMODATION COMPRISES**

**GROUND FLOOR**

**ENTRANCE HALLWAY**  
uPVC door finished in a sage green leads into the entrance hallway. With staircase leading to the first floor accommodation and wood laminate flooring.

**DINING ROOM**  
11'0" x 10'2" (3.35m x 3.10m)  
With uPVC double glazed window to the front elevation. Fireplace and recessed chimney storage cupboards. An opening leads into:

**LOUNGE**  
12'7" x 10'2" increasing to 13'6" (3.84m x 3.10m increasing to 4.11m)  
With door leading into garden and bathroom. Feature fireplace with open fire grate and working chimney. TV aerial point and wood laminate flooring.

**KITCHEN**  
9'11" x 7'8" (3.02m x 2.34m)  
With uPVC double glazed window and door leading out into the rear garden. Fitted base and wall units in white with work surfaces and splashbacks. Space and provision for cooking. Sink unit with drainer. Space and plumbing for washing machine and space for fridge freezer.

**BATHROOM**  
13'1" x 4'1" (3.99m x 1.24m)  
With uPVC double glazed window to the rear elevation. Three piece suite in white has pedestal hand wash basin, panelled bath with mixer taps and low level w.c. Tiled to wet areas.

**FIRST FLOOR**

**LANDING**  
With fixed staircase leading to the loft area.

**BEDROOM 1**  
12'4" x 10'10" (3.76m x 3.30m)  
With uPVC double glazed window to the front and fitted storage cupboards.

**BEDROOM 2**  
11'10" x 6'5" plus recess (3.61m x 1.96m plus recess)  
uPVC double glazed window to the rear. Fitted cylinder cupboard and boiler cupboard.

**LOFT AREA**  
Velux roof window and window to the front. Prospective purchasers should note that there are no cited Regulations available and as there is no historical paperwork we are marking this as a loft area only.

**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](mailto: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.  
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