

70 South Street, Cottingham, HU16 4AT
£425,000

Quick & Clarke
PROPERTY SPECIALISTS



70 South Street forms part of a handsome symmetrical pair of semi-detached Edwardian houses, constructed in red brick with projecting 2 storey bay windows. The property oozes with an abundance of superb Period features with a great combination of modern living additions to create a great family home. Having been tastefully modernised over the years with bespoke sealed unit double glazed sash windows to the front, majority double glazing throughout and gas central heating.

Within ease of access to the village centre this property now seeks its new owners to enjoy all that this superb house has to offer.

With three receptions, living, dining kitchen, modern shower room, and to the first floor there are five bedrooms and two bathrooms.

To the front of the property is a private driveway providing parking for several vehicles. The good size rear garden creates the perfect backdrop to this home with ample outdoor space and summer house.

Offered to the market with no onward chain, this charming period home now awaits its new family to embrace living in such a fine house and a great location; an early viewing is a must!

LOCATION

The property on South Street is located within a stone's throw from Grandad's Park which creates ease of pedestrian access into the village centre.

Cottingham is listed as one of the UK's largest villages 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

17'7" x 5'7"

An original door with beautiful encapsulated stained glass leaded inserts leads into the entrance hallway having sweeping staircase with balustrade leading to the first floor accommodation. Recessed shelving. Beautiful period cornicing and doors.

LOUNGE

15'2" plus bay x 13'0"

The "Mediterranean" room. Sealed unit double glazed sash bay window to the front elevation. TV aerial point and beautiful period styled fireplace with open fire.

DINING ROOM

11'11" x 12'1"

Sealed unit double glazed sash walk-in bay window to the front elevation and feature fireplace with gas fire. Double doors lead into the drawing room.

DRAWING ROOM

16'3" into bay decreasing to 14'1" x 12'1"

uPVC double glazed walk-in bay window with central French doors opening out into the rear garden. Attractive cast iron fireplace housing a gas fire, and fitted storage cupboard. Door leads into the living dining kitchen.

LIVING DINING KITCHEN

17'1" dec. to 10'7" x 11'7" dec. to 9'1"

Bi-folding doors opening out into the rear garden and two Velux roof windows. Traditional fitted base and wall units with work surfaces and tiled splashbacks. Large uPVC double glazed picture window overlooks the garden. One and a quarter bowl sink unit with drainer and range cooker with oversized extractor. The day room enjoys undisturbed views over the rear garden. Two velux roof windows.





SHOWER ROOM

6'6" x 4'4"

Three piece modern suite in white enjoying independent shower cubicle, low level w.c., pedestal wash hand basin and storage cupboard. Full height tiling and extractor,

FIRST FLOOR

LANDING

With a superb double glazed feature window overlooking the rear garden. Spacious landing area with balustrade with doors leading in to....

BEDROOM 1

12'2" x 11'2" to wardrobes

Sealed unit double glazed sash bay window. Fitted bedroom furniture occupying the bay and extending to fitted wardrobes to the side of the room. Cast iron fireplace.

BEDROOM 2

17'9" decreasing to 15'1" x 10'6" max

Sealed unit double glazed walk-in sash bay window to the front elevation. Fitted wardrobe. Wash hand basin.

BEDROOM 3

10'10" x 11'9" max

Sealed unit double glazed window overlooking the rear garden. Cast iron fireplace.

BEDROOM 4 / GUEST ROOM

8'11" x 7'11"

Sealed unit double glazed window enjoying splendid views over the rear garden. A door leads into the en-suite.

EN-SUITE

With independent shower cubicle and wash hand basin.

BEDROOM 5

8'11" x 7'9"

With sealed unit double glazed sash window to the front elevation.

BATHROOM

12'1" x 5'0"

Sealed unit glazed window to the side elevation. A stunning three piece suite in white enjoys roll top cast iron bath with claw feet, pedestal wash hand basin and low level w.c. Beautifully complimented with tongue and groove panelling to dado height.

OUTSIDE

To the front of the property there is a gravelled private driveway for up to four cars with gated side entry leading into the rear garden.

The rear garden is of very good proportions and enjoys a sweeping lawn with all seasons planted borders creating a kaleidoscope of colour and texture and providing great outdoor space with seating area available with the vast patio area. A gravelled seating area to the right has a water feature, creating a tranquil area to sit and relax.

Timber summerhouse and garden shed. Walled and fenced boundaries.

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 majority sealed unit and uPVC double glazing 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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131 King Street
Cottingham
East Riding of Yorkshire
HU16 5QQ
01482 844444
cottingham@qandc.net



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC