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Cottingham  
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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 here have 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		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

10 Bromby Close, Cottingham, HU16 5DF  
Guide Price £465,000





- Superb flexibility - four beds plus first floor study
- Open plan living dining kitchen
- Immaculately presented throughout
- Attractive corner plot position
- Double garage & parking
- Two reception rooms plus living dining kitchen
- Council Tax Band: F
- EPC Rating: B

**SNUG / SITTING ROOM**

12'11" x 8'6"  
A further well proportioned reception room with two windows to the front elevation with modern fitted shutters.

**LIVING DINING KITCHEN**

23'11" x 14'3" maximum dimensions  
A superb room L-shaped room which overlooks the rear garden. Light and bright and with French doors that open onto the southerly facing garden there are two further windows with modern shutters in the kitchen area. With a generous range of wall and base storage units with gloss white fronts and quartz work surfaces, four ring stainless steel gas hob with extractor over and inset one and a half bowl stainless steel sink. Integrated oven and grill, fridge freezer and dishwasher. Porcelain tiled floor.

**UTILITY ROOM**

9'8" x 5'5"  
Wall and base storage units to match those in the kitchen. Stainless steel sink. Cupboard concealing the modern gas boiler. Space and plumbing for washing machine and tumble dryer. Door onto the driveway.

**CLOAKROOM**

5'6" x 2'10"  
Two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin.

**FIRST FLOOR**

**LANDING**

Galleried landing with storage cupboard.

**BEDROOM 1**

13'3" x 12'1"  
Two windows to front elevation with modern shutters.

**EN-SUITE BATHROOM**

9'7" x 5'7"  
Four piece sanitary suite comprising pedestal hand wash basin, close coupled w.c., panelled bath and corner shower enclosure. Chrome heated towel rail. Porcelain tiled floor.

**BEDROOM 2**

12'11" x 12'0"  
Two windows to front elevation with modern fitted shutters. One part-panelled wall.

**BEDROOM 3**

12'11" x 10'10"  
Window to rear elevation with modern fitted shutters. Fitted wardrobe.

**BEDROOM 4**

10'9" x 9'10"  
Window to the rear elevation with modern fitted shutters.

**BEDROOM 5 / STUDY**

9'8" x 7'0"  
Window to rear elevation with modern fitted shutters.

**BATHROOM**

10'10" x 5'8"  
Window to front elevation. Four piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, panelled bath and corner shower enclosure. Chrome heated towel radiator.

**OUTSIDE**

The property is situated on a corner plot position and enjoys a southerly aspect to the rear.

To the front there is a small area of open plan lawn and to the side of the property a double brick sett driveway which leads up to the double garage.

The rear garden has an attractive southerly aspect and is largely lawned and has been landscaped with the addition of a porcelain seating area with further raised decking area and pergola.

**DOUBLE GARAGE**

Double vehicular doors. Supplied with light and power. Partially converted to create a gym, there are French doors opening onto the sun terrace of the rear garden.

**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)

