





The Property Specialists

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**2 Oakdene, Cottingham HU16 5AT**  
**Offers Over £280,000**

- Refurbished semi-detached family house
- Outstanding accommodation throughout
- Lounge with walk-in bay window
- Superb living dining kitchen with a host of built in appliances
- Three good size bedrooms
- Modern first floor family bathroom
- Private parking which extends to the front
- Enclosed west facing rear garden
- So close to the village centre
- EPC: D Council Tax: C

This beautifully presented, modernised traditional semi-detached house, has been transformed by the current owners to provide modern family living. Located a stone's throw from the village centre and ready to simply key turn and move in to. Enjoying uPVC double glazing and gas central heating the property enjoys spacious entrance hallway, lounge with walk-in bay window, superb living, dining kitchen with a host of built-in appliances and French doors leading out to the garden.

To the first floor the landing leads to three good size bedrooms and a modern family bathroom. The garden is west facing and provides great outdoor space. There is a private driveway which extends to the front.

Viewing is an absolute must!

LOCATION

Cottingham wears the proud title of 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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

14'9" x 5'10" (4.50m x 1.78m)  
A light grey composite door with glazed inserts leads into the entrance hallway having attractive wood laminate flooring, recessed area under the stairs and staircase leading to the first floor accommodation.

LOUNGE

12'10" into bay decreasing to 11'1" x 11'7" (3.91m into bay decreasing to 3.38m x 3.53m)  
uPVC double glazed walk-in bay window to the front elevation. Attractive wood laminate flooring and TV aerial point.

LIVING DINING KITCHEN

17'11" x 14'6" decreasing to 12'11" (5.46m x 4.42m decreasing to 3.94m)  
uPVC double glazed French doors opening out into the rear garden and uPVC double glazed window to the rear elevation. To the kitchen area there is an extensive range of Shaker base and wall units in a heritage green finish with contrasting work surfaces and uplifts. Induction hob with double electric fan oven and extractor. One and a quarter bowl sink unit with drainer and mixer tap, integral dishwasher and space for fridge freezer. Attractive wood laminate flooring.

FIRST FLOOR

LANDING

Large loft access with pull down hatch and ladders. Access to storage cupboard.

BEDROOM 1

14'3" into bay x 10'11" plus doorwell (4.34m into bay x 3.33m plus doorwell)  
uPVC double glazed walk-in bay window to the front elevation. Feature panelling to the headboard area.

BEDROOM 2

12'0" x 9'10" plus doorwell (3.66m x 3.00m plus doorwell)  
uPVC double glazed window to the rear elevation. Fitted storage cupboard.

BEDROOM 3

7'11" plus doorwell x 6'11" (2.41m plus doorwell x 2.11m)  
uPVC double glazed box bay window to the front elevation. Feature acoustic panelled wall.

BATHROOM

7'7" x 5'5" (2.31m x 1.65m)  
Two uPVC double glazed windows to the rear elevation. Modern three piece suite in white enjoys panelled bath with shower over and shower screen and attractive vanity unit housing low level w.c. and wash hand basin. Tiled splashbacks to wet area, extractor and towel radiator.

OUTSIDE

To the front of the property there is a side driveway which extends to the front providing off street parking for several vehicles.

The rear westerly facing garden is beautifully tended featuring a patio area stepping up to a two stage lawned garden with raised borders. The rear garden offers a relatively good degree of privacy.

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.