















Beverley | Cottingham | Hornsea | Willerby

# Quick & Clarke

PROPERTY SPECIALISTS

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## 5 Barker Close, Cottingham HU16 4NQ

**Offers Over £280,000**

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- Head of cul-de-sac position
- No onward chain!
- Detached family home
- Fully refurbished
- Lounge with bay window
- Newly fitted contemporary Kitchen with built in and integrated appliances. Utility room
- Principal bedroom with ensuite to ground floor
- Two double bedrooms and wc to first
- Low maintenance garden, summerhouse, driveway to front of the property
- EPC Rating: C; Council Tax Band: D

This modern detached family home has recently been refurbished to provide modern, light and airy accommodation in excess of 1100 square feet. Enjoying a prime head of cul-de-sac position and presented to the market with no onward chain. A welcoming Hallway leads to the Lounge with bay window, newly fitted contemporary Breakfast Kitchen with a host of built in and integrated appliances, Utility Room. The property benefits from three double Bedrooms and two bathrooms and an additional WC.

The low maintenance garden provides a great outdoor space and a timber summerhouse with shed attached. To the front of the property there is a driveway for two/three vehicles.

Viewing is an absolute must!

## LOCATION

Barker Close is a small cul-de-sac of five properties located just off Jesmond Road, in turn off New Village Road in Cottingham providing ideal access to 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 ACCOMMODATIONCOMPRISES

## GROUND FLOOR

A red composite door with glazed inserts leads from the side of the property into:

## ENTRANCE HALLWAY

14'9" x 7'11" (4.50m x 2.41m)
Staircase leading to the first floor accommodation.

## LOUNGE

17'6" into bay decreasing to 15'10" x 11'1" (5.33m into bay decreasing to 4.83m x 3.38m)
uPVC double glazed walk-in bay window to the front elevation.

## BREAKFAST KITCHEN

10'6" plus door well x 9'5" (3.20m plus door well x 2.87m)
uPVC double glazed window to the front elevation, an extensive range of newly fitted biscuit coloured gloss base and wall units with work surfaces and uplifts, single electric oven with hob and chimney extractor, integrated dishwasher and integrated fridge freezer, sink unit with drainer and mixer. A door leads into:

## UTILITY ROOM

6'6" x 5'10" (1.98m x 1.78m)
uPVC door to the side elevation, fitted units, space and plumbing for washing machine and wall mounted gas fired central heating boiler.

## BEDROOM 1

18'8" decreasing to 15'5" x 10'9" (5.69m decreasing to 4.70m x 3.28m)
Two uPVC double glazed windows to the rear elevation and fitted double wardrobe.

## NEWLY FITTED EN-SUITE

Independent shower cubicle, low level w.c. and pedestal wash hand basin with extractor.

## BATHROOM

6'5" x 5'10" (1.96m x 1.78m)
uPVC double glazed window to the side elevation, newly fitted three piece suite in white comprising panelled bath, pedestal wash hand basin and low level w.c.

## FIRST FLOOR

## LANDING

Velux roof window.

## BEDROOM 2

13'8" x 11' (4.17m x 3.35m)
uPVC double glazed window to the front elevation and fitted wardrobe providing storage facilities.

## BEDROOM 3

11' x 10'3" (3.35m x 3.12m)
uPVC double glazed window to the rear elevation.

## W.C.

Velux roof window and newly fitted two piece suite comprising wash hand basin and low level w.c.

## OUTSIDE

To the front of the property there is private parking for several vehicles on a block sett driveway and a further gravelled hardstanding provides additional parking if required.

The rear garden is accessed from the side of the property via a timber gate and has an Astroturf lawn. Benefitting from a Southerly aspect, there is a timber summerhouse and garden shed. The rear garden offers a good degree of privacy.

## AGENT'S NOTE

Barker Close is a private road and the upkeep is shared by the residents. There is a path and pedestrian access from the front of the property which is kept locked via a bolt from the development. This is for private use of the residents to access the village centre without having to walk down the private road.

Please note that the photos portrayed showing furnishings are ai generated to give you a vision of a furnished look. They are to be used as a vision board 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. There are two velux roof windows that are wooden sealed unit double glazed within the property.

## 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

## AGENTS NOTE

The road that is Barker Close, is a private road. The road will be managed by "Barker Close Management Company" to which each owner of properties on Barker Close will run. Further details will be provided to the Solicitor acting for the buyer.




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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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.