



Quick & Clarke

PROPERTY SPECIALISTS

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk



76 Burton Road, Cottingham HU16 5EB
£310,000

- 4 spacious bedrooms
- Modern dining kitchen
- Two reception rooms
- Downstairs WC included
- Enclosed garden with seating
- Private driveway parking and Converted single garage
- Semi-detached family home
- Popular residential area
- Early viewing recommended
- Council Tax Band: D EPC Rating: C

Nestled on the charming Burton Road in Cottingham, this delightful four-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a spacious layout, providing ample room for comfortable living. Each of the four bedrooms is well-proportioned, offering a peaceful retreat for rest and relaxation.

The house is situated in a desirable area, known for its friendly community and convenient access to local amenities. Residents will appreciate the proximity to schools, parks, and shops, making daily life both easy and enjoyable. The surrounding neighbourhood is characterised by its picturesque streets and a welcoming atmosphere, perfect for those seeking a sense of belonging.

Inside, the property features a versatile living space that can be tailored to suit your lifestyle. Whether you envision a cosy family room, a stylish dining area, or a productive home office, the possibilities are endless. The kitchen is designed for practicality, providing a functional space for culinary adventures and family gatherings.

Outside, the property offers a garden that invites you to enjoy the fresh air and sunshine. It is an ideal spot for children to play or for hosting summer barbecues with friends and family.

This house on Burton Road is not just a place to live; it is a place to create lasting memories. With its generous space, convenient location, and warm community spirit, it is a property that truly deserves your attention. Do not miss the chance to make this lovely house your new home.

LOCATION

Located on Burton Road which connects Castle Road to The Parkway and lies within ease of reach of 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

To the side of the property there is a uPVC door with glazed inserts leading into the entrance hallway having staircase leading to the first floor accommodation.

DOWNSTAIRS W.C.

Two piece suite in white having low level w.c. and wash hand basin in vanity.

LOUNGE

19'8" x 11'0" decreasing to 9'3" (5.99m x 3.35m decreasing to 2.82m) With uPVC double glazed picture bay window to the front elevation and uPVC double glazed window to the front elevation. Attractive modern wood laminate flooring flows throughout this area. TV aerial point.

KITCHEN DINER

19'3" x 10'6" (5.87m x 3.20m) uPVC double glazed window to the rear elevation and opening to the day room. To the kitchen area there is an extensive range of white base and wall units incorporating drawers, space and plumbing for washing machine, space for fridge freezer, sink unit with drainer and attractive wood laminate flooring flows throughout this area. To the dining area are fitted dining benches providing seating area. Contrasting anthracite grey wall mounted glass cabinet and glossy storage cupboard. Gas central heating boiler concealed in wall unit.

DAY ROOM

10'11" x 9'6" (3.33m x 2.90m) With uPVC double glazed window to the rear elevation and Velux roof windows. uPVC double glazed French doors open out into the rear garden and attractive wood laminate flooring.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM 1

11'0" x 10'3" (3.35m x 3.12m) uPVC double glazed window to the front elevation and wood laminate flooring.

BEDROOM 2

9'4" plus doorwell x 9'1" (2.84m plus doorwell x 2.77m) uPVC double glazed window to the front elevation and wood laminate flooring.

BEDROOM 3

10'3" x 8'5" (3.12m x 2.57m) uPVC double glazed window to the rear elevation and freestanding wardrobes.

BEDROOM 4

8'5" decreasing to 6'11" x 6'7" to slide robes (2.57m decreasing to 2.11m x 2.01m to slide robes) uPVC double glazed window to the rear elevation. Full wall of modern slide robes providing hanging and storage facilities. Wood laminate flooring.

HOUSE BATHROOM

10'11" max x 5'7" max (3.33m max x 1.70m max) uPVC double glazed window to the side elevation. Four piece modern suite in white has low level w.c., wash hand basin set in vanity, recessed panelled bath with complementary tiled splashbacks and independent shower cubicle with thermostat. Fully tiled to shower enclosure, towel radiator and tiled effect wood laminate flooring.

OUTSIDE

To the front of the property there is a block sett driveway which extends from the front to the side providing great outdoor parking with double driveway gates providing access to further driveway. There is a raised flowerbed to the front and timber raised flowerbeds to the side.

The garden is well tended and provides great outdoor space predominantly laid to lawn with raised planted border to the head, timber and brick fencing to the side and timber fencing to remaining areas and block sett patio/path. Directly from the day room is a covered pergola which provides great covered entertainment seating area, great for hosting barbeques and relaxing out of the summer sun.

SINGLE GARAGE

uPVC double glazed French doors, power and light and has been converted but could easily be converted back to have a garage door by the new owners.

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.

While 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. Made with Metapix C2026