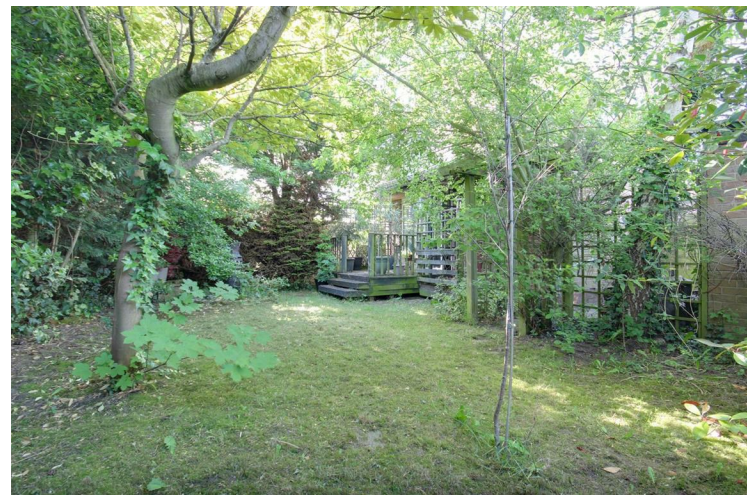


# Quick & Clarke

PROPERTY SPECIALISTS

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**6 Driffield Close, Cottingham HU16 5LB**  
**Guide Price £289,950**

- Four double bedrooms
- Two ground floor bedrooms plus bathroom
- Southerly facing garden
- Superb position between village centre and hospital
- Quiet cul-de-sac location
- Ideal for the schools
- EPC Rating: Awaited
- Council Tax Band: D

Situated in a small cul-de-sac and with a southerly aspect to the private rear garden this well proportioned dormer bungalow offers huge flexibility of layout. Benefitting from two ground floor double bedrooms adjacent to the bathroom the property also has two double bedrooms to the first floor. Perhaps requiring some TLC this much loved property has a generous sized living room adjacent to the modern fitted kitchen and is situated on an attractive plot with off street parking and detached garage.

#### LOCATION

The property lies on the cul-de-sac which forms Driffield Close and leads off from Cave Crescent in this extremely popular residential area on the eastern side of Cottingham. Accessed from The Wolds there is pedestrian access to the head of the cul-de-sac directly onto St Margaret's Avenue. As such the property is in an ideal location to access all the amenities of Cottingham village centre, the schools and also Castle Hill Hospital.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

uPVC front door with glass panels, exposed floorboards and cupboard housing the recently refitted electric consumer unit.

##### LIVING ROOM

16'10" x 11'11" (5.13m x 3.63m)

A very well proportioned room allowing flexibility of both living and dining room furniture. Situated to the rear of the house there are patio doors opening onto a decked seating area. Wall mounted gas fire (untested) and open staircase to the first floor accommodation.

##### KITCHEN

11'2" x 7'10" (3.40m x 2.39m)

With wall and base storage units with white fronts, laminate work surfaces and one and a half bowl stainless steel sink and drainer. Slide out space for hob, fridge freezer, built-in storage cupboard and modern Ideal Standard boiler (approximately 5 years old). Door and window overlooking the garden.

##### BEDROOM 2

13'10" x 8'8" (4.22m x 2.64m)

Window to front elevation and built-in wardrobes with mirrored fronts.

##### BEDROOM 4

11'3" x 8'7" (3.43m x 2.62m)

Dual aspect room with windows to both front and side.

##### BATHROOM

6'4" x 5'7" (1.93m x 1.70m)

With a three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and panelled bath. Chrome heated towel rail, tiled floor and window to side elevation.

##### FIRST FLOOR

##### BEDROOM 1

13'3" x 11'2" (4.04m x 3.40m)

Two windows to the side elevation and storage in the eaves.

##### BEDROOM 3

13'10" x 9'10" (4.22m x 3.00m)

Dual aspect with window to front elevation and skylight. Part wood panelled walls and storage in the eaves.

##### OUTSIDE

The property is set back from the cul-de-sac with a block sett drive providing parking for a number of cars. A small area of lawn lies adjacent to the front of the property.

The rear garden is very private courtesy of its mature and established borders. There is a decked patio immediately adjacent to the living room with steps down leading to a largely lawned garden which is ideally southerly facing.

##### SINGLE GARAGE

Up and over door, side courtesy door and fibreglass roof.

##### 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

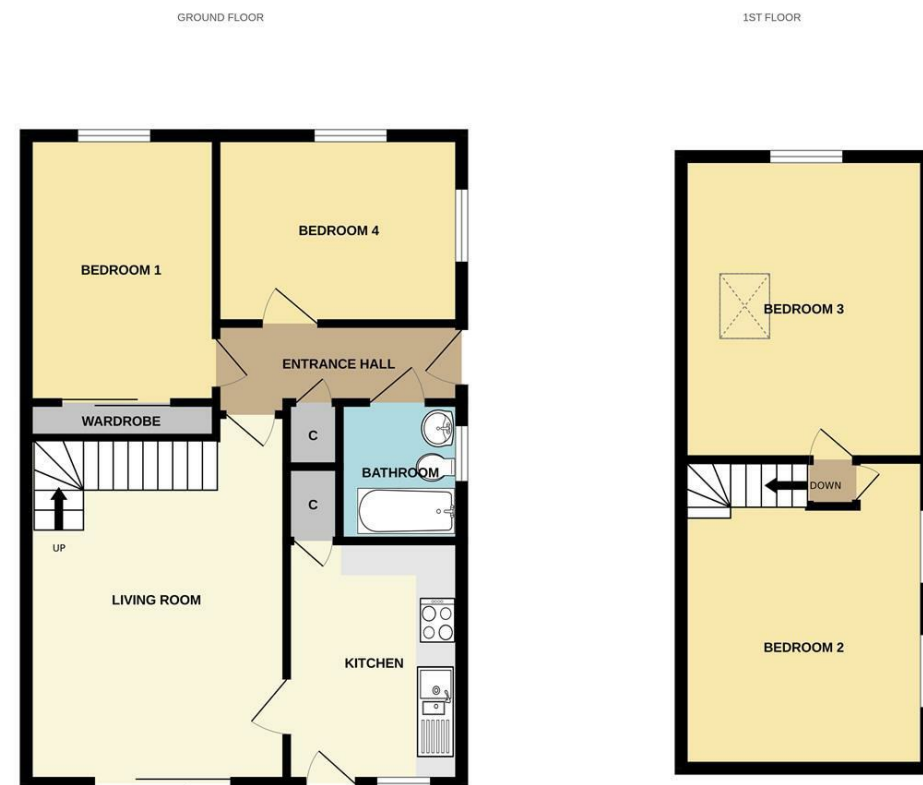
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

##### 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)



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.

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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