








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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2 Horsaman Chase, Cottingham HU16 4EE

£350,000

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- 3 double bedrooms
- 2 modern bathrooms
- Detached house
- Spacious lounge
- Modern dining kitchen
- Private driveway & Single detached garage
- Timber garden room
- Electric gated entry
- Exclusive 3 property development
- Council Tax Band: D EPC Rating: C

Nestled within the exclusive Horsaman Chase development in Cottingham, this stunning detached house offers a perfect blend of modern living and privacy. Set behind electric gates, this property is one of only three in the development, ensuring a tranquil environment while remaining within walking distance of the village centre.

Spanning over 1000 square feet, the accommodation is designed to the highest standards, showcasing contemporary lines and a thoughtful layout. Upon entering, you are greeted by a welcoming hallway that leads to a convenient WC. The spacious lounge provides an inviting space for relaxation, while the modern dining kitchen is equipped with a range of built-in and integrated appliances, making it ideal for both everyday living and entertaining.

The first floor boasts three generously sized double bedrooms, including a principal bedroom complete with an ensuite shower room. Additionally, a stylish four-piece house bathroom serves the other bedrooms, ensuring comfort and convenience for all.

Outside, the property features a beautifully designed garden, perfect for outdoor enjoyment, complemented by a charming timber garden room. A private driveway and a single detached garage add to the practicality of this exceptional home.

This property is truly ready for you to turn the key and start enjoying a superb lifestyle in a desirable location. Don't miss the opportunity to make this exquisite house your new home.

LOCATION

Located within walking distance of the village centre nestled behind electric gates on Northgate.

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

A door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation. Attractive tiled flooring.

DOWNSTAIRS W.C.

uPVC double glazed window to the side elevation. Modern two piece suite in white enjoys low level w.c. and pedestal wash hand basin.

LOUNGE

16'5" decreasing to 8'1" x 17'11" (5.00m decreasing to 2.46m x 5.46m)
uPVC double glazed windows to the front elevation, TV aerial point, attractive contemporary fireplace with electric flame fire and wood laminate flooring. Access to understairs storage cupboard.

DINING KITCHEN

17'10" x 9'11" decreasing to 6'3" (5.44m x 3.02m decreasing to 1.91m)
uPVC double glazed window and uPVC double glazed French doors opening out into the rear garden. An extensive range of contemporary anthracite flush style, finish base and wall units with wood effect work surfaces. Porcelain sink, induction hob with oven and microwave combination, integrated dishwasher, fridge freezer and integrated washing machine. An attractive tiled floor flows throughout this area.

FIRST FLOOR

LANDING

Spacious landing with uPVC double glazed window to the side elevation and access to loft.

BEDROOM 1

14'2" x 10'0" (4.32m x 3.05m)
Two uPVC double glazed windows overlooking the rear garden. A door leads into the en-suite.

EN-SUITE

uPVC double glazed window to rear elevation. Three piece modern suite enjoys independent shower cubicle with Aqualisa shower, low level w.c. and pedestal wash hand basin. Tiled splashbacks to wet area, tiled floor and extractor.

BEDROOM 2

13'0" x 8'11" (3.96m x 2.72m)
uPVC double glazed window to the front elevation.

BEDROOM 3

11'9" x 8'7" (3.58m x 2.62m)
uPVC double glazed window to the front elevation.

BATHROOM

9'4" x 5'0" (2.84m x 1.52m)
uPVC double glazed window to the side elevation. Four piece modern suite in white enjoys independent shower cubicle, panelled bath, low level w.c. and pedestal wash hand basin. Attractive tiled splashbacks to wet area and extractor.

OUTSIDE

The property is approached by electric gates. These are maintained under a maintenance agreement between the three properties and leads to a private block sett driveway leading to a single brick built garage.

Open aspect lawned garden to the front and the rear garden is beautifully tended with feature patio area, lawned garden and timber garden room with French doors, power and light.

The side driveway provides off street parking for several vehicles.

GARAGE

Up and over door, power and light.

AGENT'S NOTE

There is a pump which serves the three properties which provides drainage and also electric gates which are are maintained between all three properties. A management fee of £25 per month is paid by Direct Debit into the management group from all three houses individually - this pays for the maintenance and running of the electric gates and any works required for the pump.

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).

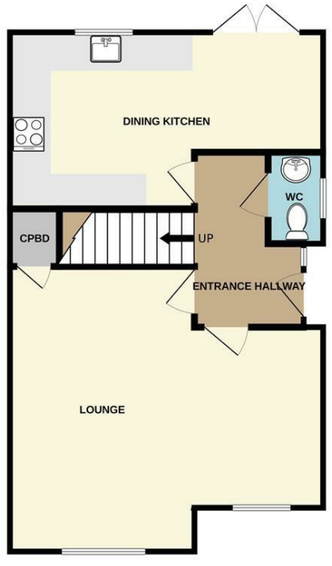
VIEWING

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

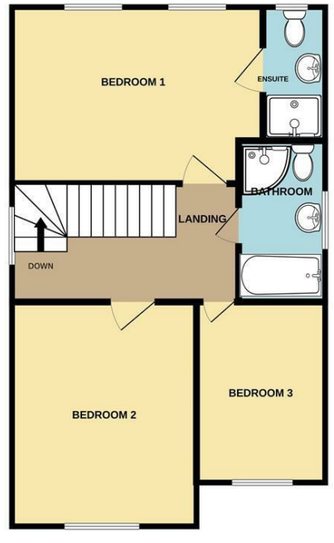
FINANCIAL SERVICES

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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

GROUND FLOOR



1ST FLOOR



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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