



# Quick & Clarke

PROPERTY SPECIALISTS

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New Cottage Grimston, HU11 4QE  
Offers in the region of £299,950



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Beautifully Appointed Home
- Three Reception Rooms
- Three Bedrooms
- Attractive Gardens
- Garage

- Modern Cottage Style House
- Master Bedroom with En-Suite
- Delightful Rural Setting
- South Facing to Rear
- Energy Rating - D

#### LOCATION

This property is located within a small attractive rural hamlet known as Grimston which lies about 3.5 miles by road to the south of Aldbrough, close to the East Yorkshire coast. The property enjoys a tucked-away location yet lies within easy access of the city Hull which is about 14 miles away by road.

#### ACCOMMODATION

The accommodation has oil fired central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

#### ENTRANCE PORCH

With UPVC front entrance door, engineered oak flooring and open archway to:

#### HALLWAY

7'10" x 10'5"

With a spindled staircase leading off, engineered oak flooring, built in cloaks cupboard, downlighting to the ceiling and one central heating radiator.

#### LOUNGE

10'5" x 17'10"

With a multi-fuel stove set in a chimney recess with hearth, engineered oak flooring, one central heating radiator and open square arch to:

#### CONSERVATORY

9'3" x 9'4"

With engineered oak flooring, windows overlooking the rear garden and double French doors to the patio, a pitched glass roof and one central heating radiator.

#### DINING ROOM

9'6" x 10'6"

With engineered oak flooring and one central heating radiator.

#### KITCHEN

16' net of fitted cupboards x 6'9"

With a good range of modern recently renewed fitted base and wall units incorporating Quartz worksurfaces with an inset ceramic sink, a Range style cooker with ceramic hob and cooker hood over, space for a dishwasher and plumbing for an automatic washing machine, a floor mounted central heating boiler, full height cupboards with space for an American fridge freezer, laminate flooring, double French doors to the rear garden and a column radiator.

#### FIRST FLOOR

#### SPACIOUS LANDING

With a useful study area which is part galleried and incorporates downlighting to the ceiling and there is a built cylinder/airing cupboard.

#### MASTER BEDROOM

10'7" x 11'10"

With fitted wardrobes incorporating full height sliding fronts and central mirror with shelves and hanging rails, one central heating radiator and doorway to:

#### EN-SUITE BATHROOM

10'6" x 5'7"

With a modern suite comprising of a panelled bath, an independent corner shower cubicle, vanity unit housing the wash hand basin, half height tiling to the walls, low level W.C. and a ladder towel radiator.

#### BEDROOM 2

9'6" x 7'2"

With fitted wardrobes and one central heating radiator.

#### BEDROOM 3

9'6" x 6'11"

With fitted wardrobes and one central heating radiator.

#### BATHROOM/W.C.

7'9" x 6'10"

With a modern suite comprising of a panelled bath with electric instant shower and screen above, vanity unit housing the wash hand basin, low level W.C., part tiling to the walls and a ladder style towel warmer.

#### OUTSIDE

The property fronts onto an attractive foregarden with raised beds and there is a gravelled side drive which leads to a single detached garage with up and over main door, side personal door, power and light laid on.

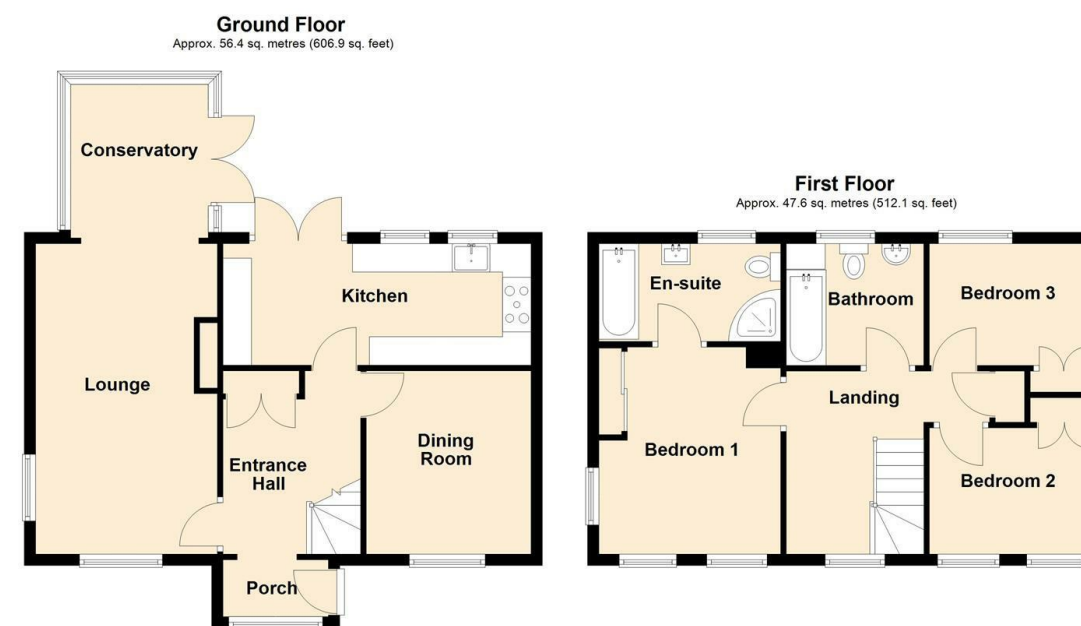
To the rear is a particularly attractive garden which enjoys a Southerly aspect and a great deal of seclusion with a large paved patio and a covered pergola which incorporates an excellent seating area with a pizza oven and a brick fireplace which forms a particularly attractive feature of the garden. Beyond this is a central lawn with mature, well stocked borders. An oil tank is located to the rear of the garage, there is a fenced dog kennel, external lighting and an outside cold water tap.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

#### COUNCIL TAX BAND

The council tax band for this property is band is C.



Total area: approx. 104.0 sq. metres (1119.0 sq. feet)