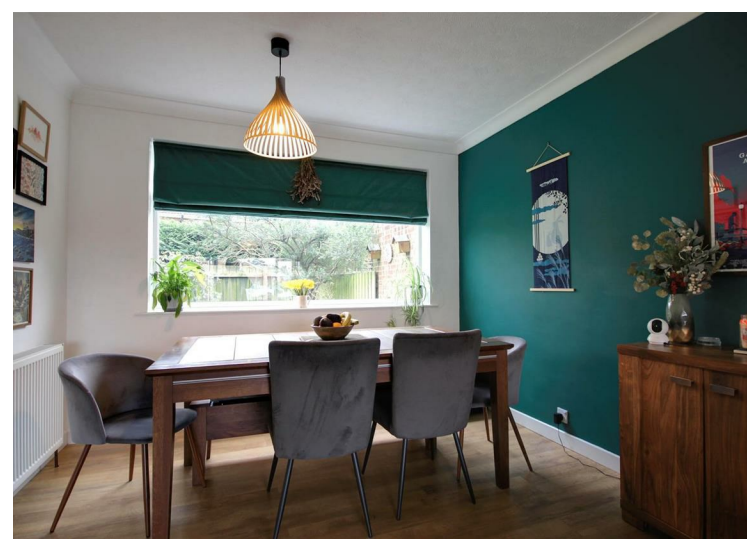
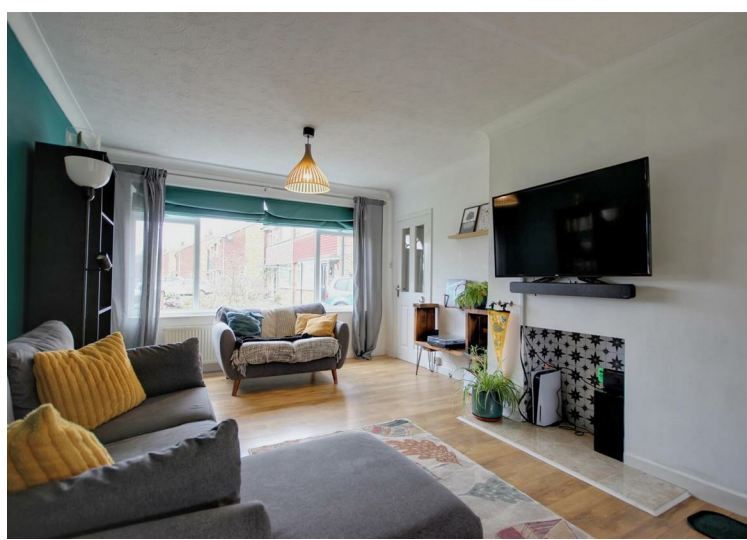




**Quick & Clarke**  
PROPERTY SPECIALISTS

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**48 Beechdale, Cottingham HU16 4RH**  
**£264,950**

Beverley | Cottingham | Hornsea | Willerby

Beverley | Cottingham | Hornsea | Willerby

- Extended semi-detached house
- Head of cul-de-sac location
- Beautifully presented throughout
- In excess of 1,000 square feet
- Three good size bedrooms
- First floor bathroom
- Spacious lounge dining room
- Contemporary kitchen with utility room off
- Viewing an absolute must
- Council Tax Band: C EPC Rating: C

Occupying a prime head of cul-de-sac location within this highly regarded and much sought after residential area within walking distance of the station and village centre we are delighted to present to the market this exceptionally well presented extended semi-detached family home. The property offers over 1,000 square feet of versatile accommodation enjoying entrance hallway with downstairs w.c., spacious lounge dining room, contemporary fitted kitchen with utility area off and to the first floor there are three good size bedrooms and a modern four piece bathroom. The south west facing gardens are of very good proportions and encase the property to the rear, there is a side driveway providing off street parking for several vehicles with car port and leading to a brick built garage/workshop. EV charging port.

Simply ready to key turn and move into and enjoy living in this superb property to which an early viewing is an absolute must.

## LOCATION

Beechdale is located off Thwaite Street and is ideally located for the village centre of Cottingham.

Cottingham is listed as one of the UK's largest village 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

11'0" x 4'11" (3.35m x 1.50m)  
A uPVC door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation.

### DOWNSTAIRS W.C.

uPVC double glazed window to the front elevation. Two piece suite in white set in vanity has wash hand basin and low level w.c.

### LOUNGE DINING ROOM

23'1" x 11'11" decreasing to 10'5" (7.04m x 3.63m decreasing to 3.18m)  
uPVC double glazed window to both the front and rear elevations. TV aerial point and recessed fire area.

### KITCHEN

12'9" decreasing to 9'6" x 11'4" maximum (3.89m decreasing to 2.90m x 3.45m maximum)  
uPVC double glazed window and door to the rear elevation. An extensive range of contemporary gloss base and wall units with work surfaces and splashbacks, sink unit, electric fan oven with hob and extractor and door into utility room.

### UTILITY ROOM

9'7" x 5'11" (2.92m x 1.80m)  
uPVC double glazed window to the rear elevation and uPVC door opening out into the rear garden.

### FIRST FLOOR

#### LANDING

With uPVC double glazed window to the side elevation and storage cupboard. Access to loft with pull down ladder.

#### BEDROOM 1

11'4" x 13'2" (3.45m x 4.01m)  
uPVC double glazed window to the front elevation. Fitted wardrobe.

#### BEDROOM 2

11'8" x 9'7" (3.56m x 2.92m)  
With uPVC double glazed window to the rear elevation. Fitted wardrobe.

#### BEDROOM 3

9'0" x 7'2" (2.74m x 2.18m)  
With uPVC double glazed window to the front elevation. Fitted cupboard.

#### BATHROOM

9'3" x 7'0" (2.82m x 2.13m)  
uPVC double glazed window to the rear and side elevation. Fully tiled walls with a modern bathroom suite enjoying wash hand basin and low level w.c., panelled bath and shower cubicle.

## OUTSIDE

To the front of the property there is an open plan lawned garden. A side driveway provides off street parking and provides access to a car port and brick built garage; this has been converted for a workshop with a uPVC door to the front.

The rear garden is of a south westerly facing aspect and provides great outdoor space.

The property also benefits from an EV charging point.

## 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)

GROUND FLOOR



1ST FLOOR



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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