



QUICK&CLARKE

The Property Specialists

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



68 Northgate, Cottingham HU16 4ES
Offers Over £170,000

- Traditional townhouse
- Within ease of reach of the village centre
- Lounge with log burner
- Bespoke fitted dining kitchen
- Three bedrooms
- Modern first floor bathroom
- Well tended garden
- Dropped kerb with parking to the front
- Viewing a must
- EPC: D

THE PROPERTY

Located a stone's throw from the village centre of Cottingham, we are delighted to bring to the market this meticulously presented mid-townhouse. Having been enhanced by the current owners to provide great living accommodation throughout enjoying uPVC double glazing and gas central heating. The accommodation in brief comprises entrance hallway, lounge with log burner, superb bespoke dining kitchen, and to the first floor there are three bedrooms and a modern bathroom. The gardens are well tended and the property benefits from having a dropped kerb to the front with parking for several vehicles. Viewing is a must to fully appreciate this great property.

LOCATION

Northgate lies within walking distance of the village centre. Cottingham lays claim to the title of England’s largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door leads into entrance hallway with staircase leading to the first floor accommodation.

LOUNGE

17'5" into bay decreasing to 14'11" x 13'6" (5.31m into bay decreasing to 4.55m x 4.11m)
uPVC double glazed walk-in bay window to the front elevation, recessed fireplace housing a log burner and rustic beam (the log burner has never been used by the current owner), oak flooring and TV aerial point.

DINING KITCHEN

16'7" x 7'10" plus recess (5.05m x 2.39m plus recess)
uPVC double glazed window and door to the rear elevation and attractive oak floor. An extensive range of bespoke ivory base and wall units with granite worksurfaces and splashbacks, 1 1/4 bowl sink unit, gas hob with electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer. Oak flooring.

FIRST FLOOR

LANDING

Oak flooring.

BEDROOM 1

14' into bay decreasing to 11'9" x 11'2" (4.27m into bay decreasing to 3.58m x 3.40m)
uPVC double glazed walk-in bay window to the front elevation. Oak flooring.

BEDROOM 2

11'3" x 7'10" (3.43m x 2.39m)
uPVC double glazed window to the rear elevation. Oak flooring.

BEDROOM 3

8'4" x 8'1" (2.54m x 2.46m)
uPVC double glazed window to the rear elevation. Oak flooring.

FAMILY BATHROOM

5'11" x 5'1" (1.80m x 1.55m)
uPVC double glazed window to the front elevation.
Modern three piece suite in white enjoys panelled bath with shower over and shower screen, pedestal wash hand basin and low level WC, with beautiful Travertine style splashbacks.

OUTSIDE

To the front of the property is a dropped kerb providing block sett off-street parking. The rear garden is beautifully tended featuring a lawned garden, decking and with timber shed and patio area.

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 to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

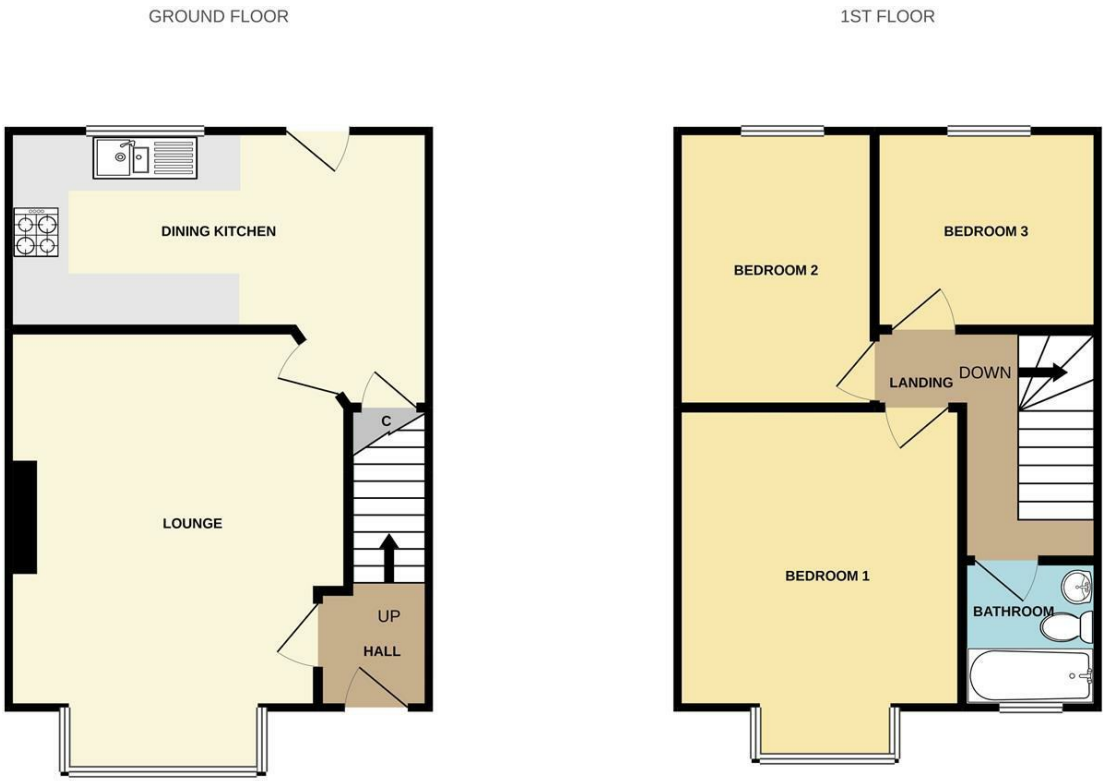
Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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