



QUICK & CLARKE
The Property Specialists

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33 Thwaite Street, Cottingham HU16 4QT
Offers Over £190,000

- NO CHAIN
- Period town house
- Close to village centre
- Two reception rooms / Three bedrooms
- Superb breakfast kitchen
- First floor contemporary shower room
- Good sized garden
- Superbly presented throughout
- Viewing a must
- EPC: E

THE PROPERTY

Lying within ease of reach of the village centre, we are delighted to bring to the market with NO CHAIN this well-presented and lovingly maintained period family home. The property has an abundance of space, versatility and is in ready to move into condition, enjoying entrance hallway, two reception rooms, superb breakfast kitchen with the breakfast area overlooking the garden, and to the first floor there are three bedrooms and a stunning family shower room. The property enjoys a good sized garden to the rear. Having been owned by the current family for over 50 years, this truly speaks volumes on what a great family home it really is. This house has that superb homely feeling from the moment you walk in, it simply embraces you! An early viewing is highly recommended.

LOCATION

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 the entrance hallway having staircase leading to the first floor accommodation.

LOUNGE

12' plus bay x 12' (3.66m plus bay x 3.66m)
uPVC double glazed walk-in bay window to the front elevation. Modern fireplace with electric flame fire, TV aerial point. Open to:

DINING ROOM

12'4" x 12' (3.76m x 3.66m)
uPVC double glazed window to the rear elevation. A door leads into the breakfast kitchen. Fireplace recess.

BREAKFAST KITCHEN

KITCHEN AREA

10' x 7'9" (3.05m x 2.36m)
uPVC double glazed window to the side elevation. Space and provision for cooking, sink unit, access to the downstairs storage cupboard which houses the utility meters. Extensive range of dark wood fitted base and wall units with work surfaces and tiled splash backs. Contrasting tiled flooring flows throughout the kitchen and breakfast room areas, space for under counter fridge and separate freezer. Space and plumbing for washing machine.

BREAKFAST AREA

10' x 7' (3.05m x 2.13m)
uPVC double glazed French doors overlooking the rear garden.

FIRST FLOOR

LANDING

Spindles balustrade and landing area which leads to all first floor rooms.

BEDROOM 1

12' x 10' plus doorwell (3.66m x 3.05m plus doorwell)
uPVC double glazed bay window to the front elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

12' x 9'4" (3.66m x 2.84m)
uPVC double glazed window to the rear elevation. Period style fireplace.

BEDROOM 3

12' decreasing to 9'10" x 5'2" max (3.66m decreasing to 3.00m x 1.57m max)
uPVC double glazed window to the front elevation.

SHOWER ROOM

10' x 8' (3.05m x 2.44m)
uPVC double glazed window to the rear elevation. Modern suite enjoying a large walk-in independent shower cubicle, low level WC and wash hand basin set in vanity unit. Beautiful contrasting tiling to wet areas, and linen cupboard.

OUTSIDE

To the side of the property there is pedestrian access down to the rear garden. The rear garden is of good proportions and is predominantly laid to lawn with well-stocked borders. Being of good proportions and providing great outdoor family space,

There is a right of way to the property next door, 31 Thwaite Street, via pedestrian access down the side of the property directly into their gated entrance.

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.

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