



QUICK & CLARKE

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60 Canada Drive, Cottingham HU16 5EJ
Asking price £315,000

- Beautiful spacious house
- Over 1,400 square feet
- Three receptions plus conservatory
- Four bedrooms
- Lovely corner plot
- Excellent residential area
- Superb facilities closeby
- EPC: D

THE PROPERTY

An outstanding light and spacious four bedroomed detached property on a lovely corner plot offering extensive accommodation of over 1,400 square feet, having three reception rooms along with conservatory, kitchen and cloakroom at ground floor, whilst at first floor level are four bedrooms and family bathroom. The property is located in an excellent residential area with good access to the extensive facilities that Cottingham village has to offer.

LOCATION

Cottingham wears the proud title 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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

Of PVCu construction with tiled floor.

ENTRANCE HALL

Built-in cloaks cupboard and return staircase to first floor.

CLOAKROOM

Low level WC and PVCu sealed unit double glazed window.

LIVING ROOM

18'10" x 12'6" (5.74m x 3.81m)
Painted fireplace with tiled inset and hearth and living flame gas fire, PVCu sealed unit double glazed window, French doors to conservatory, sliding doors to family room, radiator.

FAMILY ROOM

12'0" x 8'7" (3.66m x 2.62m)
Patio doors to garden, radiator.

CONSERVATORY

18'0" x 9'0" (5.49m x 2.74m)
A lovely light room with exposed brick wall, PVCu sealed unit double glazed French doors to garden, radiator.

DINING ROOM

10'2" x 9'0" (3.10m x 2.74m)
Tiled floor, ceiling coving, PVCu sealed unit double glazed window and radiator.

KITCHEN

10'0" x 10'0" (3.05m x 3.05m)
With a range of modern base and eye level units having roll-edge timber effect worksurfaces incorporating a single drainer 1 1/2 bowl sink unit, plumbing for automatic washing machine, PVCu sealed unit double glazed window and door to rear garden.

FIRST FLOOR

LANDING

Built-in cupboard.

BEDROOM 1

12'7" x 10'7" (3.84m x 3.23m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12'0" x 8'0" (3.66m x 2.44m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10'0" x 10'0" (3.05m x 3.05m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

6'10" x 9'1" (2.08m x 2.77m)
Laminate floor, fitted wardrobe, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'0" x 6'9" (2.13m x 2.06m)
Panelled bath with electric shower over, pedestal wash basin and low level WC, fitted base and eye level cupboards, tiled walls and timber effect flooring, radiator and chrome towel radiator.

OUTSIDE

The property stands on a very good sized corner plot with good off-street car parking, along with open plan garden area. To the rear of the property is a lovely large stone paved terrace, beyond which lies a very well-presented lawned garden with planting and hedge boundary.

GARAGE

18'8" x 9'0" (5.69m x 2.74m)
With electric remote control up & over door, having PVCu windows, light and power laid on .

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.



VIEWS 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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