



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



60 The Wolds, Cottingham HU16 5LQ
Offers Over £300,000

- Detached bungalow
- Simply stunning!
- THREE DOUBLE bedrooms
- Extended lounge overlooking the garden
- Contemporary kitchen
- Four piece modern bathroom
- Additional w.c./cloaks
- Beautiful gardens
- A truly stunning property in a great area!
- EPC: E

THE PROPERTY

Located within this most desirable location, we are delighted to present to the market this simply outstanding detached true bungalow. Having been re-modelled and extended by the current owners to provide opulent accommodation throughout with a stunning plot! Benefiting from uPVC double glazing and gas central heating, the accommodation enjoys a contemporary kitchen with built-in appliances, inner hallway leading to extended living room with bi-folding doors enjoying undisturbed views over the rear garden, THREE DOUBLE bedrooms and a contemporary four piece bathroom suite with additional w.c./cloaks. The gardens are beautifully maintained and offer a good degree of privacy with a summer house taking pride of place to the head of the garden. A side driveway provides private parking for several vehicles and leads to the Single Garage. This bungalow is simply stunning to which an early viewing is most highly recommended!

LOCATION

The Wolds is located off Green Lane and Eppleworth Road in Cottingham and provides ease of access to Castle Hill Hospital and the village centre.

Cottingham wears the proud title of Europe'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

A contemporary composite door with glazed insersts leads into:

KITCHEN

13' x 8'4" (3.96m x 2.54m)
Having an extensive range of contemporary, light grey gloss soft close base and wall units with large storage drawers, contrasting work surfaces and glass tile splashbacks, Neff oven with induction hob and extractor, space and plumbing for a washing machine, integrated dishwasher, integrated fridge and freezer. Beautiful oak flooring.

INNER HALLWAY

With beautiful oak flooring flowing throughout and a large storage cupboard. Access to:

CLOAKS

Having a uPVC double glazed window to the side elevation and a two piece contemporary suite in white enjoying low level w.c. and wash hand basin set in a vanity unit.

LOUNGE

19'8" x 16'7" decreasing to 15'3" (5.99m x 5.05m decreasing to 4.65m)
A stunning extended room with two sets of bi-folding doors opening onto the stunning rear garden, attractive oak flooring flowing throughout and a TV aerial point. A truly exceptional room.

BEDROOM 1

16'9" maximum x 10'6" maximum (5.11m maximum x 3.20m maximum)
With a uPVC double glazed picture bay window to the front elevation.

BEDROOM 2

10'2" x 10'11" (3.10m x 3.33m)
With uPVC double glazed feature windows to the front elevation.

BEDROOM 3

13'4" x 9'10" (4.06m x 3.00m)
With a uPVC double glazed picture bay window overlooking the rear garden.

FAMILY BATHROOM

9'11" x 5'9" (3.02m x 1.75m)
With a stunning four piece suite in white comprising low level w.c., pedestal wash hand basin, independent shower cubicle and panelled bath, tiling to wet areas and contrasting tiled floor.

OUTSIDE

To the front of the property there is a well maintained, lawned and planted garden. A private side block sett driveway provides ample off-street parking and leads down to a single garage with electric door, power and light.

The rear garden is absolutely stunning. A large stone paved patio terrace area takes pride of place beyond the bungalow providing a great outside entertainment area. This steps down to a meticulously lawned garden, with well maintained and stocked borders containing an array of shrubbery of plants. To the head of the garden there is a large timber summer house which provides a great place to sit and chill with a glass of wine and a good book and with an outlook over the stunning garden with outside decking area. The rear garden offers a good degree of privacy; a truly tranquil 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 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 pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019