



QUICK & CLARKE
The Property Specialists

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7 Devon Street, Cottingham HU16 4LZ
Offers Over £145,000

- Semi-detached family house
- NO CHAIN!
- Extended and superbly presented
- Living/Dining/Kitchen
- Three bedrooms
- Modern first floor bathroom
- uPVC double glazing
- Gas central heating
- Viewing is a must!
- EPC: D

THE PROPERTY

This well presented and extended semi-detached family house is brought to the market with the added benefit of having NO CHAIN! Superbly presented throughout, the accommodation enjoys Entrance Hallway, Lounge with modern fireplace, superb Living/Dining Kitchen with a host of built-in appliances and range cooker. To the first floor the Landing leads to THREE Bedrooms and a modern fitted Bathroom. The gardens are well tended and there is a shed. This property is definitely one to view and within ease of reach of the village amenities!

LOCATION

Devon Street is located off New Village Road and lies within ease of reach of 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

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

With staircase leading to the first floor accommodation. Door into:

LOUNGE

12'8" x 10'10" plus bay (3.86m x 3.30m plus bay) Having a uPVC double glazed walk-in bay window to the front elevation, TV aerial point, modern fire surround with granite back and hearth housing a living flame gas fire.

LIVING/DINING KITCHEN

A superb room with views over the rear garden.

KITCHEN AREA

15'3" x 9' (4.65m x 2.74m) With extensive fitted units in a maple Shaker style finish, work surfaces and splashbacks, Rangemaster range cooker with overszie extractor, integrated fridge and integrated freezer, one and a quarter bowl sink unit with drainer and mixer tap, and a storage cupboard.

LIVING/DINING AREA

14'3" x 7'3" (4.34m x 2.21m) With uPVC double glazed French doors leading out into the rear garden and two Velux roof windows. A superb light and airy space which is great for family living.

FIRST FLOOR

LANDING

With a uPVC double glazed window to the side elevation.

BEDROOM 1

10'1" plus bay x 9'10" (3.07m plus bay x 3.00m) With a uPVC double glazed walk-in bay window to the front elevation and fitted storage cupboard.

BEDROOM 2

10'2" x 9'10" (3.10m x 3.00m) With a uPVC double glazed window to the rear elevation.

BEDROOM 3

6'11" x 5'6" (2.11m x 1.68m) With a uPVC double glazed window to the front elevation.

FAMILY BATHROOM

With a uPVC double glazed window to the rear elevation, a modern three piece suite in white comprising a wash basin sat on a vanity unit, low level w.c., panelled bath with shower over and fully tiled to wet areas.

OUTSIDE

To the front of the property there is a garden fence and a small low maintenance garden area.

The rear garden can be accessed from the side of the property and is predominantly laid to lawn with a patio area and a garden shed which has power and light within.

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.



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. Made with Metropix ©2020