



QUICK & CLARKE
The Property Specialists

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56 Northgate, Cottingham HU16 4EZ
£179,950

- Close to village & amenities
- Some modernisation required
- Off-street parking & garage
- Spacious & homely
- Three bedrooms
- Ideal for transport links
- EPC Rating: D

THE PROPERTY

Having been much loved, this superb three bedroom family house is situated close to the centre of the village. Requiring some sympathetic modernisation, the property offers generous and well laid out accommodation which provides a feeling of both space and light. With off-street parking and garage, the property is well presented throughout and will be sold with no forward chain.

LOCATION

The property is located on historic Northgate close to the centre of the village. This convenient location provides ease of access to all the amenities Cottingham has on offer and the major road network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

4'10" x 5'1" (1.47m x 1.55m)
uPVC glass panelled front door, storage/cloak cupboard and stairs to the first floor accommodation.

LIVING ROOM

15'4" x 16'7" (4.67m x 5.05m)
A light and airy dual aspect room with windows to both the front and side elevations. The focal point of the room is a wooden fireplace housing a gas living flame fire with tiled surround. A wide archway leads through to the dining room.

DINING ROOM

9'5" x 7'1" (2.87m x 2.16m)
Window overlooking the garden and sliding door into the kitchen.

KITCHEN

9'4" x 8'9" (2.84m x 2.67m)
A good range of wall and base storage units having butcher's block laminate work surfaces and ceramic tile splashbacks, porcelain sink and drainer, four ring gas hob, space and plumbing for washing machine, windows to both rear and side aspects, glass panelled door opening onto the garden and space for fridge freezer.

FIRST FLOOR

LANDING

9'6" x 6'6" (2.90m x 1.98m)
Airing cupboard housing modern Worcester Bosch boiler and further storage cupboards. Access to the loft.

BEDROOM 1

14'2" x 9'9" (4.32m x 2.97m)
Fitted wardrobes including bedside units and dressing table. Window to the front elevation.

BEDROOM 2

9'9" x 10'8" (2.97m x 3.25m)
Fitted wardrobes and window to the rear elevation.

BEDROOM 3

9'6" x 6'5" (2.90m x 1.96m)
Window to the front elevation and cupboard over the stairs.

BATHROOM

6'4" x 5'7" (1.93m x 1.70m)
Three piece sanitary suite comprising panelled bath with shower over, pedestal hand wash basin, low level w.c., tiled walls and two windows to the rear elevation.

OUTSIDE

The property is set back from Northgate with a brick sett drive leading down a shared drive to the garage. The front garden has been laid under gravel for both ease of maintenance and to create further parking.

The rear garden is largely lawned with a patio area adjacent to the rear of the house.

GARAGE

16'7" x 8'82 (5.05m x 2.44m)
Up-and-over door and supplied with light and power. Window to the side elevation.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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.

GROUND FLOOR



1ST FLOOR



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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