



QUICK & CLARKE
The Property Specialists

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39 Holtby Avenue, Cottingham HU16 4BT
£198,950

- Superb modern end town
- No Chain!
- Stunningly styled throughout
- Contemporary dining kitchen
- Three bedrooms
- Two Bathrooms & downstairs WC
- Great rear garden
- Allocated parking
- This is one NOT to be missed!
- EPC B

THE PROPERTY

Located within this popular residential area we are delighted to introduce to the market this outstanding modern end town house, built by Messrs Redrow to exacting specifications to what is regarded as one of the most attractive developments in the area. Presented with no chain, this property is beautifully styled throughout and provides great living accommodation and a great size garden, with allocated parking for two cars. A welcoming Entrance Hallway with downstairs WC leads to spacious Lounge, Stunning Contemporary Dining Kitchen with a host of built in and integrated appliances. To the first floor there are THREE bedrooms, master fitted with en-suite shower room and a modern house bathroom. Good size well presented enclosed garden providing the perfect backdrop. Viewing is a must for this property!

LOCATION

Holtby Avenue is the small exclusive Redrow development located just off Dunswell Road, and which is within ease of reach of the village centre of Cottingham.

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

A door with glazed insert leads into:

ENTRANCE HALLWAY

With staircase leading to the first floor accommodation. A door leads into:

W.C.

uPVC double glazed window to the front elevation, modern two piece suite in white comprising low level w.c. and pedestal wash hand basin.

LOUNGE

15'4" x 12'2" decreasing to 8'6" (4.67m x 3.71m decreasing to 2.59m)

uPVC double glazed window to the front elevation and access to understairs storage cupboard. TV aerial point.

DINING KITCHEN

15'6" x 10' (4.72m x 3.05m)

uPVC double glazed window and uPVC double glazed French doors leading out into the rear garden. To the kitchen area is an extensive range of contemporary Ivory and Walnut gloss fitted cupboards with large storage drawers, integrated dishwasher, integrated fridge freezer, stainless steel gas hob, stainless steel oven and microwave combination and extractor. Access to a storage cupboard which has space and plumbing for a washing machine.

Dining area has french doors opening in to garden,

FIRST FLOOR

LANDING

Access to airing cupboard and loft. Ballustrade.

BEDROOM 1

10'2" x 8'11" (3.10m x 2.72m)

uPVC double glazed window to the front elevation and mirrored sliderobes providing hanging and storage facilities.

EN-SUITE

uPVC double glazed window to the side elevation, three piece contemporary suite in white comprising pedestal wash hand basin, independent shower cubicle and low level w.c., attractive tiling to wet areas and extractor.

BEDROOM 2

9'9" decreasing to 7'9" to wardrobes x 8'10" (2.97m decreasing to 2.36m to wardrobes x 2.69m)

uPVC double glazed window to the rear elevation and modern fitted wardrobe providing hanging and storage facilities.

BEDROOM 3

6'9" x 6'9" (2.06m x 2.06m)

uPVC double glazed window to the rear elevation.

BATHROOM

6'4" x 6'3" (1.93m x 1.91m)

uPVC double glazed window to the front elevation, contemporary three piece suite in white comprising panelled bath with shower screen and shower over, tiling to wet areas, low level w.c. and pedestal wash hand basin, extractor and towel radiator.

OUTSIDE

To the front of the property there is parking for two cars.

The rear garden is of good proportions and is superbly designed for low maintenance at its very best. A patio area leads down to an astro turf lawn with stepping stones and path, stocked borders and a garden shed. The garden is fenced with a wall to the rear boundary.

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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