















Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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4 Rydal Grove, Cottingham HU16 5NH

Offers Over £250,000

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- Traditional town house
- Cul de sac location
- Having been totally transformed and extended
- Outstanding family accommodation
- 3 Bedrooms
- 2 Receptions; stunning Living/Dining Kitchen
- Detached Garden room
- South facing garden
- Parking via ten foot with EV charging
- EPC: D Council Tax Band: B

Enjoying a prime cul de sac location, just tucked away off St Margaret's Avenue sits this absolutely outstanding traditional town house. Lying beyond the attractive bay fronted façade, lies modernised light and airy accommodation which expands to over 1000 square feet, enjoying Entrance Hallway with downstairs WC, Lounge with feature limestone fireplace, stunning Living/Dining Kitchen, to the kitchen area contemporary units with a host of built in and integrated appliances, walk-in Utility cupboard off and open on to the Living/Dining area with orangery roof feature and sliding doors, leading out into the rear south facing garden. To the first floor there are 3 Bedrooms and superb modern Bathroom. The gardens, provide great outdoor space with a good sized front enclosed garden and a generous proportioned rear garden with an extensive porcelain tiled patio leading down to a lawned garden with composite decking to the head of the garden with 2 useful stores and a modern detached Garden Room which could possibly host a number of uses, having french doors, power, light and heating within. To the head of the garden there is gated access to the ten foot where there is gravelled parking for several vehicles and an EV charging unit. It goes without saying that such a superb property truly warrants an internal viewing.

LOCATION

Rydal Grove is located off St Margaret's Avenue which can be accessed from Eppleworth Road and Castle Road, with an ease of reach to the village centre. Cottingham is listed as one of the UK's largest villages 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

PVCu door with glazed inserts leads into Entrance Hallway.

ENTRANCE HALLWAY

15'11" x 6'5" (4.85m x 1.96m)
Having staircase leading to the first floor accommodation, superb pull out storage cupboards under the stairs and access to the downstairs WC. Italian styled floor tiles with under floor heating.

CLOAKROOM

Modern 2 piece suite in white enjoying low level WC and pedestal hand wash basin.

LOUNGE

11'11" x 12'2" (3.63m x 3.71m)
PVCu double glazed walk in bay window to the front elevation, stunning limestone fire surround with living flame remote control fire, and TV ariel point. Recessed storage cupboards to both sides of the chimney.

LIVING/DINING KITCHEN

15'9" x 16'1" decreasing to 15'8" (4.80m x 4.90m decreasing to 4.78m)

KITCHEN AREA

8'11" x 15'8" max (2.72m x 4.78m max)
Having an extensive range of contemporary soft close base and wall units incorporating storage drawers in a superb sage green finish, beautifully complemented with quartz work surfaces. Double sunken sink unit induction hob with extractor above, double electric fan oven, integrated fridge freezer and dishwasher.

UTILITY CUPBOARD

Space for a washing machine, space for tumble dryer and a gas central heating boiler.

LIVING/DINING AREA

16'1" x 8'10" (4.90m x 2.69m)
With sliding doors opening out into the rear garden and orangery roof creating superb light flow. All beautifully finished with Italian styled floor tiles with under floor heating.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

12'5" x 12" plus bay window (3.78m x 3.66m plus bay window)
PVCu doubled glazed walk-in bay window to the front elevation.

BEDROOM 2

12'7" x 10'5" (3.84m x 3.18m)
PVCu double glazed window to the rear elevation.

BEDROOM 3

7'8" x 6'4" (2.34m x 1.93m)
PVCu double glazed window to the front elevation. A built-in single bed base.

BATHROOM

6'9" x 6'2" (2.06m x 1.88m)
PVCu double glazed window to the rear elevation, 3 piece modern suite in white, enjoys a larger than average bath, central flow system and 3 headed thermostat shower over, folding shower screen. Marble wash hand basin set on contemporary wooden vanity and low level WC. Beautifully complemented with full height tiling to wet areas and feature boarder tiling.

OUTSIDE

To the front of the property is a cottage styled garden which is lawned and planted with path leading to the front door. The rear south facing garden is of good proportions and features an extensive porcelain tiled patio, accompanied by external power sockets, leading directly from the sliding doors with a step down onto the lawned garden. To the head of the garden is a raised composite decking area with 2 useful stores and a detached garden room. A timber gate to the head of the garden leads out to the gravelled parking area, which facilitates up to two vehicles with EV charging.

GARDEN ROOM

15'11" x 14'8" (4.85m x 4.47m)
Power, light and heating within. This room truly offers a host of possibilities for new buyers, from working from home, to teenage hangout, to garden room or to be used as it currently is which is a cinema/golf room!

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 (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

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With access to the whole of the 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.
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GROUND FLOOR



1ST FLOOR



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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.