

## 3 Bedroom Semi Detached House

Beaumont Grove, Cottingham, Hull, HU16 5GJ

£219,995



- TASTEFUL, CONTEMPORARY DECOR
- EXCLUSIVE DEVELOPMENT
- IMPRESSIVE, MODERN KITCHEN
- INTEGRATED KITCHEN APPLIANCES
- DOUBLE OFF ROAD PARKING SPACE!
- INTERNAL VIEWING HIGHLY RECOMMENDED!





### 3 Bedroom Semi Detached House

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A truly impressive property, with a tasteful contemporary finish.

This super smart accommodation briefly comprises of an entrance vestibule, with a modern, ground floor cloaks/WC.

Extending from the entrance vestibule is a pleasant lounge with a tasteful, aesthetic finish.

The impressive dining kitchen has an attractive range of fitted units with coordinating fixtures and fittings, to include an integrated washer/dryer, integrated dishwasher and integrated fridge freezer.

There are french doors to the dining area, providing views and access to the rear garden and patio beyond.

To the first floor there are three bedrooms, the main bedroom has an en suite shower room and a range of modern fitted wardrobes, thus creating ample hanging and storage space.

The family bathroom has a modern three piece suite with a contemporary tiled, splash back surround.

Outside to the rear, the garden is mainly laid to lawn, with a paved patio/seating area inset.

The front of the property has been block paved for ease of maintenance and further to create a double off road parking space or hard standing area.



## Location

Perfectly located within an exclusive development within the highly sought after village of Cottingham and ideally located on the fringes of open countryside. Cottingham village and market green are well known for its wealth of amenities, to include busy, independent local traders and supermarkets.

There are regular public transport road and rail services, providing easy access to the coastal resorts and the neighbouring market town of Beverley and also Hull City Centre.

There are good local schools, colleges and academies nearby.

For those wishing to spend leisure time with family and friends, there are many highly popular public houses, family restaurants and cafe bars in the village.

All in all a great place to live!

## Property Description

### Ground Floor

**Front Entrance** - Front of the property has been laid with block paving for ease of maintenance, further to create a double off road parking space or hard standing area. External electrical sockets.

Front entrance door with overhead screen window which leads through to the entrance vestibule, with radiator and cloaks area.

**Cloak room** - Comprising of a white two piece suite, pedestal wash hand basin and low flush WC. Partial coordinating tiling to the walls.

Radiator.

Extractor fan.

**Lounge** - 15' 0" x 11' 11" (4.58m x 3.65m) Extremes to extremes.

Double glazed window with aspect over the front of the property.

Walk in storage cupboard with meters.

Radiator.

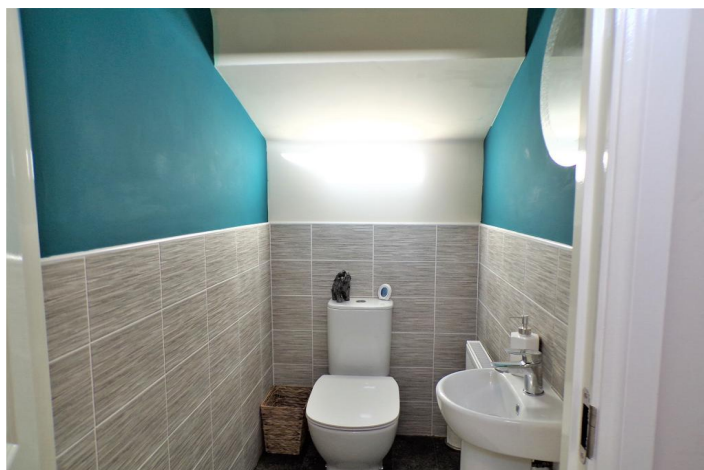
**Dining Kitchen** - 15' 7" x 10' 9" (4.76m x 3.3m) Extremes to extremes.

Double glazed multi paned window with aspect over the rear garden area.

Double glazed french doors provide views and access to the rear patio and gardens beyond.

Range of matching base, drawer and wall mounted units, with chrome effect handle detail.

Integrated washer/dryer, integrated dishwasher and



integrated fridge freezer.

Coordinating laminate work surface housing a stainless steel hob, built in oven beneath and a stainless steel funnel hood extractor fan over, with splash back surround.

A further work surface houses a single drainer sink unit, with swan neck mixer tap over and a coordinating splash back surround.

Space for a dining table.

Radiator.

## First Floor

**Landing** - Loft hatch through to the roof void.

Spindle rail enclosure.

Deep built in storage cupboard.

**Bedroom One** - 10' 9" x 7' 11" (3.28m x 2.42m) Extremes to extremes (to fitted wardrobes)

Double glazed windows with aspect over the rear garden area.

Built in fitted wardrobes with shelves and hanging space.

Radiator.

En suite shower room has a three piece suite comprising of a double shower enclosure, pedestal wash hand basin and low flush WC, with contrasting tile surround.

Wall mounted shaver socket, white towel rail/radiator.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

**Bedroom Two** - 12' 8" x 8' 2" (3.88m x 2.5m) Extremes to extremes.

Double glazed window with aspect over the front of the property.

Radiator.

**Bedroom Three** - 7' 6" x 7' 1" (2.29m x 2.17m) Extremes to extremes.

Double glazed window with aspect over the front of the property.

Radiator.

**Bathroom** - White three piece suite comprising of a panel bath, matching pedestal wash hand basin and low flush WC.

Contrasting tile surround.

Upright towel rail/radiator, extractor fan and chrome fittings to the sanitary ware.

## Exterior

**Garden** - Garden is mainly laid to lawn, with a paved



patio/seating area inset.  
Garden is enclosed with a high level timber, perimeter fence.  
External water supply.

Council tax band: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96  A
81-91	B	84  B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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