



Kirk Croft, Cottingham, HU16 4AQ
£200,000

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This charming semi-detached two-bedroom property is located in the heart of Cottingham, offering a fantastic opportunity for those looking to put their own stamp on a home. The property is offered to the market with no onward chain, providing a smooth and straightforward purchase. With generous accommodation throughout, there is plenty of space to personalise, while the side drive and garage offer valuable off-street parking and additional storage. Perfect for first-time buyers or those seeking a project, this home is brimming with potential.

Key Features

- No Onward Chain
- Generous Accommodation
- Cul-De-Sac
- Desirable Location
- Scope To Improve
- Off-Street Parking
- Garage
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





COTTINGHAM

Cottingham is reputed to be the largest village in England and is situated approximately five miles to the North of Hull City Centre and approximately six miles to the South of Beverley. Extensive and varied shopping facilities, local primary and secondary schooling and public transportation including a train station are offered within the village. Good road connections offer access to Hull, Beverley & the A63/M62 motorway link.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs off.

LIVING ROOM

11'2 x 13'2 (3.40m x 4.01m)

A generous living rom with laminate wood flooring and a window to the front elevation.

KITCHEN

11'2 x 9'10 (3.40m x 3.00m)

with a comprehensive range of wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven and a Sink Unit. Further benefitting from plumbing for an Automatic Washing Machine, a window and door to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from a window to the rear elevation, tiled walls and a heated towel rail.

FIRST FLOOR;

BEDROOM 1

14'6 x 9'3 (4.42m x 2.82m)

A bedroom of double proportions with window to the front elevation.

BEDROOM 2

11'7 x 7 (3.53m x 2.13m)

A generous bedroom with window to the side elevation.

EXTERNAL;

FRONT

With front lawn, side drive and providing off-street parking.

REAR

A pleasant rear garden with shaped lawn, timber fencing and gate and access to the Garage.

GARAGE

With up & over door, light & power supply.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

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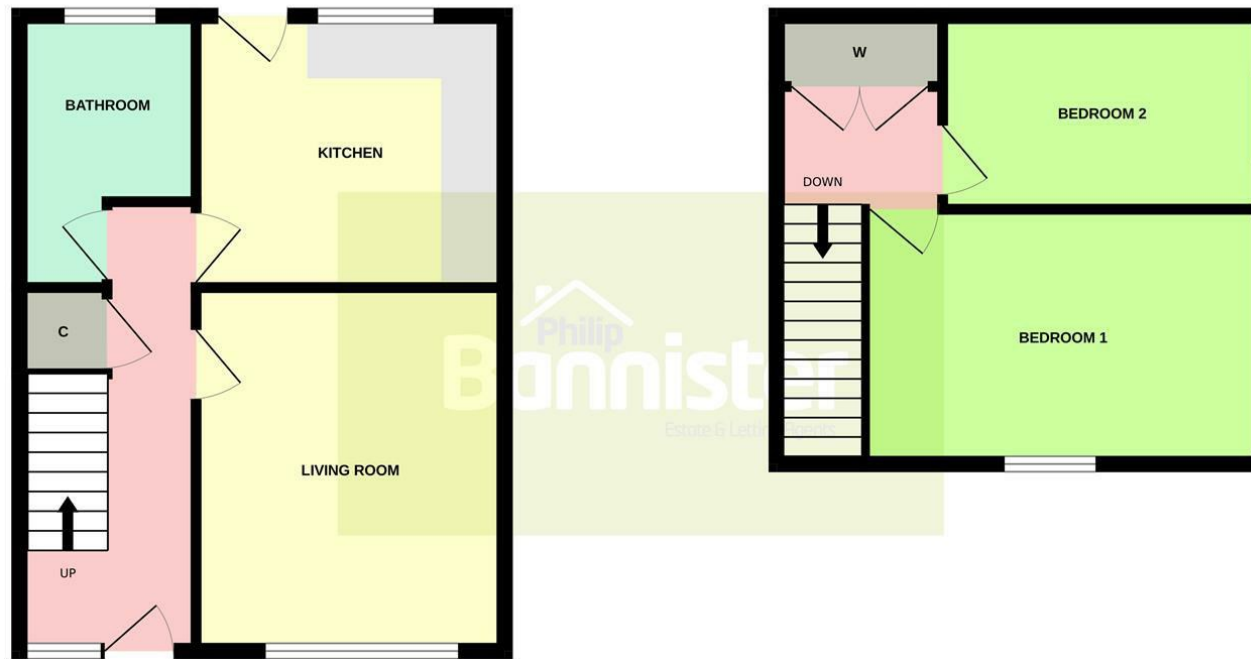
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.9 sq.m.) approx.

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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