

staniford
grays



147 New Village Road, Cottingham, HU16 4ND

£164,950





147 New Village Road

Cottingham, HU16 4ND

- CHARACTER COTTAGE
- DECEPTIVELY SPACIOUS
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- REDEVELOPMENT OPPORTUNITY
- DETACHED POSITION
- CONVENIENT SETTING
- VIEWING BY APPOINTMENT ONLY

A CHARACTER DETACHED COTTAGE OFFERING SCOPE FOR FURTHER IMPROVEMENT IN A CONVENIENT COTTINGHAM LOCATION.

Deceptively spacious property with the benefit of traditional finishes and a further opportunity to enhance and improve.

Externally a low maintenance and private rear garden benefits from a dedicated parking area to the rear via a shared access.

The Living space to the ground floor comprises; Hallway, Lounge, Dining Area, Kitchen and Utility extension with storage leading to a Bathroom and W.C. To the first floor level a landing provides access to Two Bedrooms.

Suitable for a range of purchasers including first time buyers, investors and downsizers.

Ample on street parking is available with viewing available by appointment only.



£164,950



147 NEW VILLAGE ROAD

DETACHED COTTAGE

GROUND FLOOR

ENTRANCE HALL 3'3" x 4'10" (1.0 x 1.48m)
with staircase approach to first floor level and access to...

LOUNGE/DAYROOM 23'3" x 12'2" (7.09m x 3.72m)
open plan with space for Dining Area and extends to Lounge. With storage cupboard and windows to side and front elevations. A focal point is provided via a gas fire.

KITCHEN 11'5" x 5'8" (3.48m x 1.74m)
Fitted with a range of traditionally styled wall and base units with contrasting work surfaces over. Tiling to splash backs and space for free standing white goods. Window to side outlook and access to....

UTILITY ROOM 13'11" x 10'2" (4.25m x 3.12m)
of a good size serving as an extension to the property with access to the rear and space for further white goods.

BATHROOM 9'1" x 4'4" (2.77m x 1.33m)
with privacy window to side, panel bath with shower over and wash hand basin.

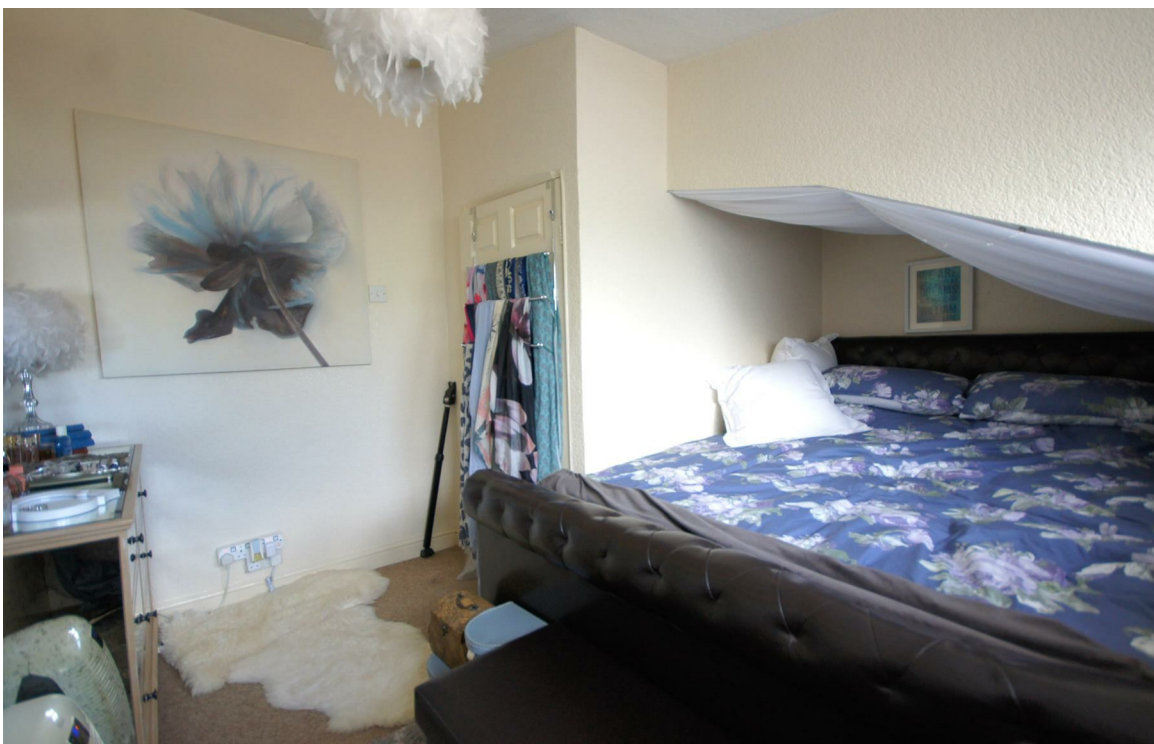
W.C. 3'6" x 3'3" (1.09 x 1.0)
with low flush W.C.

FIRST FLOOR

LANDING
with window to side and providing access to 2 double bedrooms.

BEDROOM 1 12'8" x 12'4" (3.88m x 3.77m)
of double bedroom proportions, window to front and generous storage.

BEDROOM 2 11'1" x 5'11" (3.39m x 1.82m)
of double bedroom proportions, window to rear aspect.



EXTERNALS

The property is located on New Village Road, Cottingham with access from the main highway to the two residential dwellings of 125 New Village Road, Cottingham and 147 New Village Road, Cottingham via a shared driveway. A dedicated parking area to the rear features with a small and enclosed cottage garden.

AGENT NOTE

The property is currently tenanted with viewing available by appointment only.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

VIEWING

BOTH DWELLINGS ARE OCCUPIED. Access is strictly by appointment with sole selling agents, Staniford Grays. **DO NOT GAIN ACCESS TO SITE WITHOUT ACCOMPANIED ACCESS.**

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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. For full details please contact the selling agent.



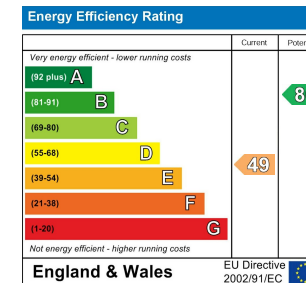
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.