

staniford
grays



18 Westfield Close, Cottingham, HU16 5PF

Offers In Excess Of £225,000





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Cottingham, HU16 5PF

- CORNER PLOT POSITION
- PRIVATE AND SECLUDED GARDENS
- TWO RECEPTION ROOMS
- EXTENSION POTENTIAL
- NO ONWARD CHAIN
- GENEROUS ROOM SIZES
- SCOPE FOR IMPROVEMENT
- THREE BEDROOMS
- VIEWING ADVISED
- VIEWING BY APPOINTMENT ONLY

WELL POSITIONED CORNER PLOT IN PEACEFUL CUL-DE-SAC SETTING.

A superb purchase opportunity within a convenient and tranquil setting in Cottingham and offering a secluded South facing plot position and remaining one of the large gardens in the immediate location.

Invited for inspection this, semi-detached family home offers further scope for improvement and upgrade. Boasting generous proportions throughout and deceptively spacious internally.

The versatile layout comprises; Entrance Hallway, Rear facing Reception Lounge, Dining Room/Sitting Room, separate Kitchen and Rear Lobby extension with store and Utility Area. To the first floor level Two double bedrooms and a Third Bedroom feature with a well proportioned Family Bathroom.

The rear garden remains a key selling feature given the privacy and size and must be seen to fully appreciate the opportunity for sale. A front and side garden also feature offering scope for parking provision (subject to the necessary permissions and works).

NO ONWARD CHAIN with viewing available by appointment only.



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ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door leading to...

RECEPTION HALLWAY

With staircase approach to first floor level and under stairs storage cupboard. With access provided to... 9'4" x 7'6" (2.86 x 2.30)

RECEPTION LOUNGE

With uPVC double glazed door and window to the rear garden outlook. Suitably sized to accommodate furniture suite with a central focal point provided via a brick set fireplace and gas fire insert (decommissioned). 13'9" x 12'3" (4.21 x 3.74)

DINING ROOM

Serving as a second reception space to the property with potential to be used as a sitting room or formal dining space with gas fire (decommissioned). 12'1" x 12'0" (3.69 x 3.66)

KITCHEN

Traditionally styled with a range of fitted wall and base units to wall lengths, with contrasting work surfaces over. Pantry storage with uPVC double glazed window, stainless steel sink and drainer and space for free standing white goods with tiling to floor coverings and access door leading through to... 10'5" x 7'5" (3.19 x 2.28)

REAR LOBBY

With provision for utility store. Access to both side and rear gardens and additional storage recess. 8'2" x 4'5" (2.51 x 1.37)

FIRST FLOOR LANDING

With loft access point, access provided to three bedrooms and uPVC double glazed window to side elevation. 7'10" x 8'0" (2.40 x 2.46)

BEDROOM ONE

Of double bedroom proportions with space for free standing bedroom furniture and uPVC double glazed window. 15'11" x 11'7" (4.86 x 3.55)

BEDROOM TWO

Of double bedroom proportions with space for free standing cupboards furniture and uPVC privacy window to rear. 10'1" x 9'9" (3.08 x 2.98)

BEDROOM THREE

With uPVC double glazed window to frontage and of a generous size for the third bedroom. Has potential to be used as a study also. 8'0" x 9'4" (2.45 x 2.86)



HOUSE BATHROOM

7'10" x 5'5" (2.39 x 1.66)

Traditionally styled with low flush WC, pedestal wall basin, corner shower cubicle with decorative tiling to splashbacks and uPVC privacy window.

EXTERNAL

Westfield Close itself remains conveniently positioned within a short distance walk to Cottingham village centre. The property enjoys a head of cul-de-sac position in a prominent corner plot with herbaceous planting shrubbery and borders to the perimeter boundaries and edging.

A wrought iron access gate leads to the property entrance offering potential for a dropped curb and parking conversion subject to the necessary permissions and works. A pathway extends around the side of the property to an established side garden with bordered fencing and well stocked borders and edging. Tapering down to a point with further storage potential. With a patio terrace extending from the immediate building footprint with trellis detailing also.

AGENTS NOTE

The property boasts a delightful corner plot position with full upgrade potential offered internally and the opportunity to extend to the side and the rear should this be required.

Viewing available through the sole selling agent Staniford Grays.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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.



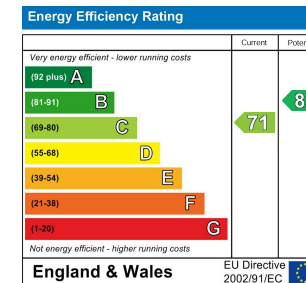
Floor Plans



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.