

**staniford**  
grays



7 Cornwall Street, Cottingham, HU16 4NB

£144,950









# 7 Cornwall Street

Cottingham, HU16 4NB

- BEAUTIFULLY MAINTAINED HOME
- REFURBISHED SHOWER ROOM
- GREAT LOCATION
- REFURBISHED KITCHEN
- TWO GOOD SIZED BEDROOMS
- IDEAL STARTER HOME

This well specified two bedroom home benefits from recently updated kitchen and bathroom and briefly comprises; uPVC entrance porch, living room, dining room, two good sized bedrooms, kitchen, shower room, utility room and rear patio garden with decking.



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## ACCOMMODATION COMPRISES

**ENTRANCE PORCH** 4'1" x 1'0" (1.25 x 0.32)  
Recently upgraded uPVC double glazed porch, black tiled floor and composite front door.

**LIVING ROOM** 10'1" x 8'1" (3.08 x 2.47)  
With laminate floor, pendant light fitting, bay window, with uPVC double glazed window and wall mounted radiator.

**DINING ROOM** 10'11" x 12'9" (3.33 x 3.90)  
With laminated floor, ceiling spotlights, uPVC double glazed window with radiator underneath. Staircase leading to first floor with wooden hand rail, spindles, uPVC window, ceiling spotlights and storage cupboard under.

**KITCHEN** 9'4" x 5'10" (2.87 x 1.80)  
Recently fitted kitchen with vinyl cushion flooring. Marble effect splashback and worktop. Gas hob, electric oven and drainer sink. uPVC double glaze door to utility room.

**HOUSE BATHROOM** 7'9" x 6'0" (2.38 x 1.85)  
Solid wood door into ground floor shower room with soft cushion vinyl flooring and shower cubicle with mains shower and marble effect splash backs. Storage cupboard with gas combination boiler. Low level WC and inset basin to vanity unit. uPVC double glazed privacy window. Ceiling spotlights and wall mounted towel radiator.

**UTILITY ROOM** 6'0" x 5'7" (1.85 x 1.72)  
With uPVC double glazed door into uPVC constructed room with vinyl floor, work top, plumbing for washing machine, space for dryer and fridge/freezer. uPVC back door leading to garden.

**FIRST FLOOR LANDING**  
Gives access to...

**BEDROOM ONE** 10'11" x 9'11" (3.35 x 3.04)  
Solid wood door into bedroom located at the rear of the property with fitted wardrobe, uPVC double glazed window with radiator below.



**BEDROOM TWO**

11'11" x 9'10" (3.65 x 3.0)

Solid wood door into front bedroom with fitted wardrobes, ornamental Victorian fireplace, uPVC window with radiator below.

**EXTERNAL**

To the rear is a mixture of patio, planted borders and decking.

**COUNCIL TAX:**

We understand the current Council Tax Band to be A

**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



## 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.

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## Location Map



## Energy Performance Graph

