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grays



6 Southwood Gardens, Cottingham, HU16 5AN

£179,950





# 6 Southwood Gardens

Cottingham, HU16 5AN

- PEACEFUL CUL-DE-SAC SETTING
- CORNER PLOT POSITION
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- VIEWING ADVISED
- EV CAR CHARGING POINT
- THREE BEDROOMS
- DEDICATED PARKING
- COMPETITIVELY PRICED 3 BEDROOM HOME
- NO ONWARD CHAIN

AFFORDABLE 3 BEDROOM HOME IN PEACEFUL CUL-DE-SAC SETTING.

Situated on a corner plot with dedicated parking.

Ideally suited for investors and first time buyers and offered for sale with no onward chain.

Living space comprises to the ground floor; Entrance Hallway, open plan Dining into Kitchen and Reception Lounge. To the first floor a landing gives access to three Bedrooms and House Bathroom.

Parking for 2 cars exists to the frontage with private gardens to the side rear.

Viewing advised given the ready to move in condition and broad appeal throughout.



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## GROUND FLOOR

### ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door, with staircase approach to first floor level. Provides access through to...

### LOUNGE

15'3" x 9'8" (4.65 x 2.96)  
With double glazed window to the front and side elevations. Suitably sized to accommodate furniture suite, with understairs storage cupboard and a central focal point provided via gas fire insert with hearth and surround.

### BREAKFAST KITCHEN

13'2" x 10'6" (4.02 x 3.22)  
With uPVC door to rear and double glazed window to the rear aspect also. An open plan dining / kitchen with a range of fitted wall and base units with contrasting work surface over, replacement modern Worcester boiler, space for a number of low level white goods, inset 1.5 bowl sink and drainer, four ring gas hob with extractor canopy, low level oven, plumbing for washing machine and space for dining table.

## FIRST FLOOR

### LANDING

6'1" x 6'0" (1.86 x 1.85)  
With access to three bedrooms and house bathroom.

### BEDROOM ONE

12'1" x 11'1" (3.70 x 3.39)  
With double glazed window to front outlook, fitted wardrobes with locker storage, drawers and bulkhead storage provided also.

### BEDROOM TWO

10'8" x 6'5" (3.26 x 1.96)  
With double glazed window to rear.

### BEDROOM THREE

10'5" x 7'0" (3.20 x 2.14)  
With double glazed window to rear.

### HOUSE BATHROOM

7'7" x 5'9" (2.32 x 1.77)  
With white sanitaryware comprising of panel bath with mains-fed shower, low flush w.c, pedestal wash hand basin, tiling to splashbacks, double glazed privacy window.



#### **OUTSIDE**

Southwood Gardens itself remains conveniently positioned within walking distance of Cottingham village centre offering a discreet cul-de-sac position. The subject dwelling itself benefits from a corner plot with dedicated parking for 2 cars to the frontage with an additional garden area and EV-car charging point attached to the front porch. A low maintenance garden extending around to the side. A pedestrian access gate leads to the property rear, with paved patio terrace extending from the immediate building footprint, with a further laid to lawn grass section. Given the corner plot appeal the garden remains larger than a number of neighbouring homes with established planting, shrubbery, herbaceous borders and edging.

#### **AGENTS NOTE**

The property comes suitable for a range of applicant profiles including first time buyers and investors looking for a low maintenance home with further improvement potential available.

#### **FIXTURES AND FITTINGS**

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

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band to be 'C'.

#### **TENURE**

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

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

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

E-mail: swansales@stanifords.com

#### **MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@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.

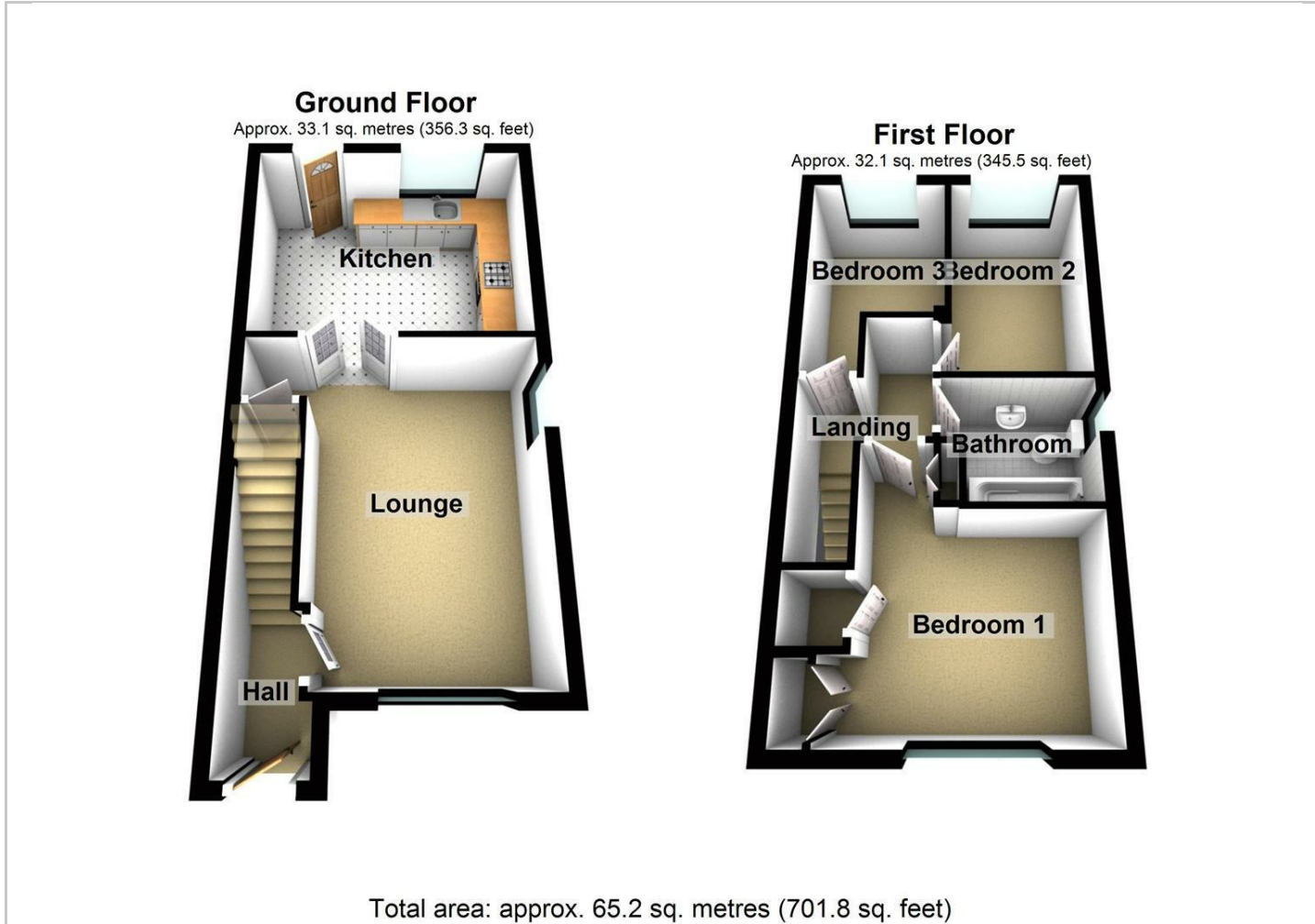
#### **MISREPRESENTATION ACT 1967**

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



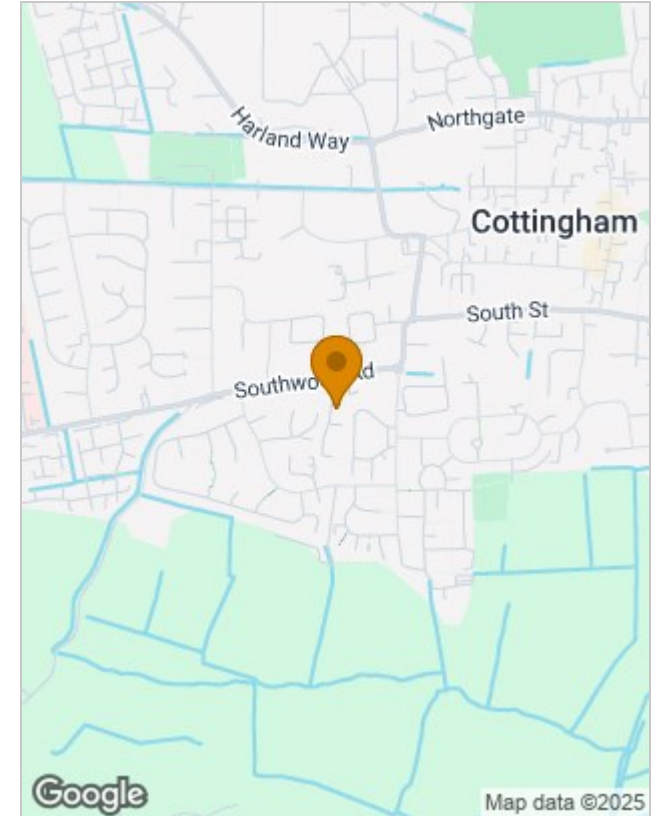
## Viewing

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

