

staniford
grays



16 Lyndhurst Avenue, Cottingham, HU16 4QE

£129,950





16 Lyndhurst Avenue

Cottingham, HU16 4QE

- DISCREET CUL-DE-SAC SETTING
- DRIVEWAY PARKING
- EXTENDED TO REAR
- MODERN PRESENTATION
- CONVENIENT SETTING CLOSE TO COTTINGHAM CENTRE
- 2 BEDROOMS
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- COMPETITIVELY PRICED

EXTENDED END TERRACE HOME IN DISCREET CUL-DE-SAC POSITION.

Offering immediate living with a flexible layout and being larger than an initial glance would suggest.

Forming a quiet street scene a moments' walk from all the amenity the immediate setting has to offer, the property comes suitable for first time buyers and investors.

Living space includes Hallway, Reception Lounge, open plan and extended Kitchen/Dining Room.

To the first floor level two generous double bedrooms are accessed from a landing with house Bathroom also.

Driveway parking for two vehicles and a private garden features with seclusion throughout.

Offered to the market with NO ONWARD CHAIN.



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GROUND FLOOR

ENTRANCE HALLWAY

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

RECEPTION LOUNGE

With uPVC double glazed window to front elevation, laminate to floor coverings, a central focal point is provided by electric fire insert with hearth and surround. Leads through to...

OPEN PLAN DAY ROOM / KITCHEN

An extended reception space with well appointed wall and base units in a traditional style, gas hob and oven, extractor canopy, 1&1/2 bowl sink and drainer, storage cupboard housing boiler, space for a number of white goods. Ample space for dining table being open plan, with uPVC double glazed window to rear elevation and access door to side.

UTILITY AREA

With space for further white goods.

FIRST FLOOR

LANDING

With loft access point, giving access to two double bedrooms and house bathroom.

BEDROOM ONE

Of an excellent size and of double bedroom proportions, with space for freestanding bedroom furniture, storage cupboard, two uPVC double glazed windows to front elevation.

BEDROOM TWO

With uPVC double glazed window to rear.

HOUSE BATHROOM

Neutrally appointed with p-shaped panel bath with showerhead and console over, pedestal wash hand basin, low flush w.c, laminate to floor covering, tiling to splashbacks and uPVC privacy window to rear.



OUTSIDE

Lyndhurst Avenue itself remains conveniently positioned within walking distance to Cottingham centre, being close to a range of services and amenities and also providing excellent access to the nearby city of Hull.

The property is accessed via a discreet and peaceful cul-de-sac, with dedicated parking provision to the immediate front of the property, with gated side access being an end terrace. Patio terrace extends from the immediate building footprint, with decking and laid to lawn grass section. A storage shed is currently in situ (not included in sale).

AGENTS NOTE

The subject dwelling comes suitable for immediate occupation and ideally suited for first time buyers and investors, with viewing available through the sole selling agent Staniford Grays.

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 current E.R.Y.C council tax band to be 'A'.

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

WEBSITES

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

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.

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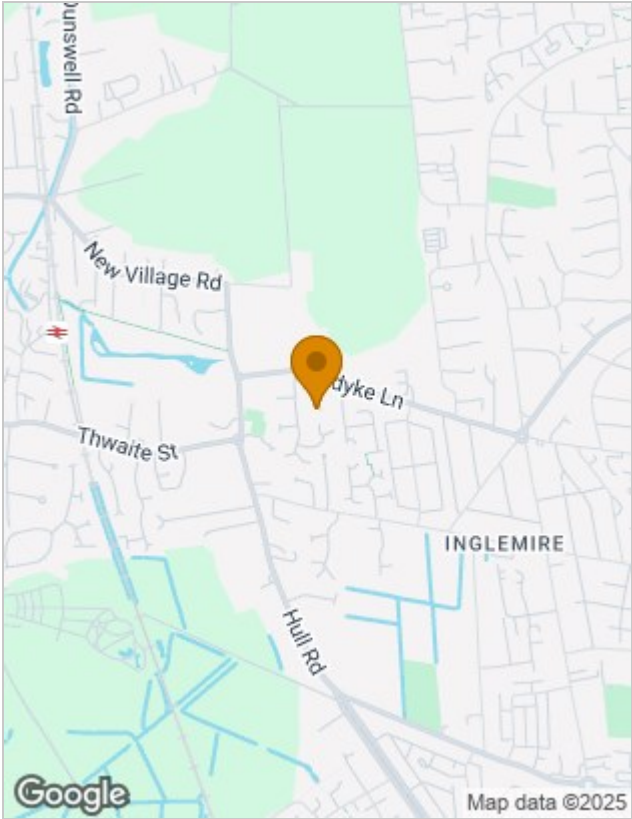
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



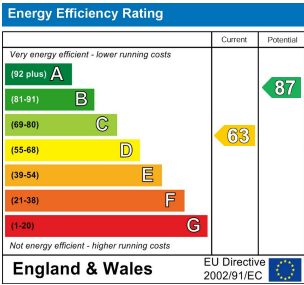
Floor Plans



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.