



QUICK & CLARKE
The Property Specialists

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24 Inglemire Lane, Cottingham HU16 4PL
Offers Over £300,000

- Four double bedrooms
- No onward chain
- Some modernisation required
- Southerly facing garden
- Convenient main road position
- Off-road parking and garage
- Council tax band E
- EPC rating: D

A beautifully proportioned and generously sized (approaching 1,500 square feet) family house offering four double bedrooms and great potential. Perhaps requiring some modernisation, this superb family home is situated on a spacious plot with a large southerly facing and private garden to the rear. With two large reception rooms plus a conservatory, the house provides for flexibility of layout.

Offered to the market with no onward chain, viewing is highly recommended.

LOCATION

The property is located on the south side of Inglemire Lane close to its junction with Hall Road in Cottingham. Inglemire Lane leads through from Cottingham directly into the University district of Hull and as such provides a convenient location both for Hull and also for the broader array of amenities on offer in Cottingham village centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

4'3 x 4'1 (1.30m x 1.24m)
Timber glass panelled front door.

ENTRANCE HALL

11'4 x 4'3 (3.45m x 1.30m)
Timber glass panelled door from the entrance porch and stairs to the first floor accommodation.

LIVING ROOM

14'11 x 13'4 (4.55m x 4.06m)
A very well-proportioned room allowing flexibility of layout and with gas fire (untested) set in a wooden surround. Sliding patio doors lead into the conservatory and a wide archway leads through into the dining room.

DINING ROOM

17'11 x 8'6 (5.46m x 2.59m)
Floor to ceiling window overlooking the garden and an archway at waist height looking back into the living room.

CONSERVATORY

11'10 x 11'10 (3.61m x 3.61m)
French doors opening onto the rear garden.

KITCHEN

15'3 x 8'4 (4.65m x 2.54m)
An attractive kitchen with white fronts, butchers block laminate worksurfaces and ceramic tiled splashbacks. Slide-out space for appliances, stainless steel sink and drainer, modern wall-mounted Ideal Standard Logic Plus boiler, window to the front aspect and uPVC glass panelled door to the side of the property.

DOWNSTAIRS CLOAKROOM

A modern two piece sanitary suite comprising close coupled WC and pedestal wash basin.

FIRST FLOOR LANDING

Access to loft, storage cupboard and window to the side elevation.

BEDROOM 1

15'1 x 13'5 reducing to 10'2 (4.60m x 4.09m reducing to 3.10m)
A very well-proportioned room with built-in wardrobes and window overlooking the rear garden.

BEDROOM 2

11'9 x 9'7 (3.58m x 2.92m)
Built-in wardrobes and window to the rear elevation.

BEDROOM 3

10'1 x 9'1 (3.07m x 2.77m)
Window to the front elevation.

BEDROOM 4

9'9 x 7'6 (2.97m x 2.29m)
Built-in wardrobes and window to the front elevation.

BATHROOM

7'5 x 8'9 (2.26m x 2.67m)
Five piece sanitary suite comprising vanity unit with semi-recessed wash basin, back to the wall WC, bidet, panelled bath and shower in enclosure. Window to the side elevation and partially tiled walls.

OUTSIDE

The property is set back from Inglemire Lane with a wide driveway laid under brick setts which provides ample parking for a number of cars. The driveway leads up to the garage which has up & over door and is supplied with light and power.

The rear garden is a key feature of this home being very generously sized for a property of this type and southerly facing. Recently the garden has overgrown but provides a superb blank canvas for anyone looking for a project.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.