



172 Northgate, Cottingham HU16 5QW
£295,000

- Centrally located close to amenities
- No onward chain
- Four double bedrooms
- Requiring some cosmetic modernisation
- Easy to maintain gardens
- Tucked away off-street parking and garage
- Council tax band C
- EPC rating: C

A much loved, well-proportioned and centrally located four bedroom house offered to the market with no onward chain. In a superb position close to the Aldi supermarket and the local amenities, the property perhaps requires some modernisation.

With four double bedrooms and an adapted shower room, the property also offers a very well-proportioned living room with a dining kitchen overlooking the easy to maintain rear garden. With off-street parking and a garage which is tucked away accessed off Spencer Way, viewing is highly recommended.

LOCATION

The property is located in a very convenient and central position on Northgate opposite Summer Drive which is the access to Aldi supermarket on the corner of King Street and Northgate. In a superb position offering easy access to the amenities of Cottingham, the property also has a parking space and garage which is tucked away and accessed off Spencer Way via Queens Drive. The main road position belies the peaceful ambience felt inside the property that can only be experienced on viewing.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

17'8 x 5'10 (5.38m x 1.78m)

Modern uPVC stained glass panelled front door providing access from the side of the property. The wide and welcoming entrance hall has stairs to the first floor accommodation with large storage cupboard under.

LIVING ROOM

17'10 x 14'5 reducing to 11'11 (5.44m x 4.39m reducing to 3.63m)

A very generous sized living room offering great flexibility of layout with room for both living and dining room furniture if required. Dual aspect with two windows overlooking the front of the property and one to the side, the focal point of the room is an electric fire set in a hardwood fireplace.

KITCHEN

12'10 x 9'4 (3.91m x 2.84m)

Currently with a wide archway allowing open plan living into the dining room, the partition stud wall could be removed to allow for one large open plan dining kitchen overlooking the rear garden. The current kitchen offers a range of wall and base storage units with pine fronts and laminate worksurfaces. Stainless steel sink and drainer, slide out space for gas or electric cooker, space for washing machine, dishwasher and fridge freezer. Wall mounted modern Ideal Standard boiler, partially tiled walls, uPVC glass panelled door opening onto the rear garden.

DINING ROOM

12'10 x 8' (3.91m x 2.44m)

Window to the rear elevation.

FIRST FLOOR LANDING

BEDROOM 1

14'6 x 10'4 max (4.42m x 3.15m max)

Window to the front elevation.

BEDROOM 2

11'10 x 7'1 (3.61m x 2.16m)

Dual aspect with windows to both front and side elevations.

BEDROOM 3

10'5 x 8'6 (3.18m x 2.59m)

Window to the rear elevation and built-in cupboard.

BEDROOM 4

12'10 x 8'11 (3.91m x 2.72m)

Window to the rear elevation.

BATHROOM

8'5 x 5'6 (2.57m x 1.68m)

Having been adapted in the recent past to create a wet room with modern Mira Advance electric shower, pedestal wash basin and low level WC. Fully tiled walls, wet room vinyl floor and window to the side elevation.

OUTSIDE

The property has a well-tended front garden which lies behind a dwarf brick wall with wrought iron railings. A matching wrought iron gate provides access to a concrete path which leads down the side of the property to the front door and through a timber gate into the rear garden.

The rear garden has been landscaped for ease of maintenance and is well-proportioned for a property of this type. Largely flagged and edged by flower borders, there is also a greenhouse. The concrete path continues down the rear of the garage to a gate leading onto the parking spaces on Spencer Way.

GARAGE

17'4 x 9'2 (5.28m x 2.79m)

Electric roller shutter door, rear courtesy door and window. The previous owner has created a further mezzanine above the garage space for storage. The garage is supplied with light and power.

PARKING

There is one parking space in front of the property and a further parking space in a communal car park opposite the garage.

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.

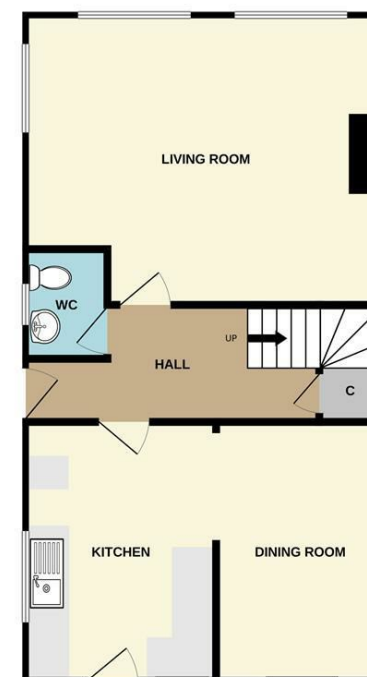
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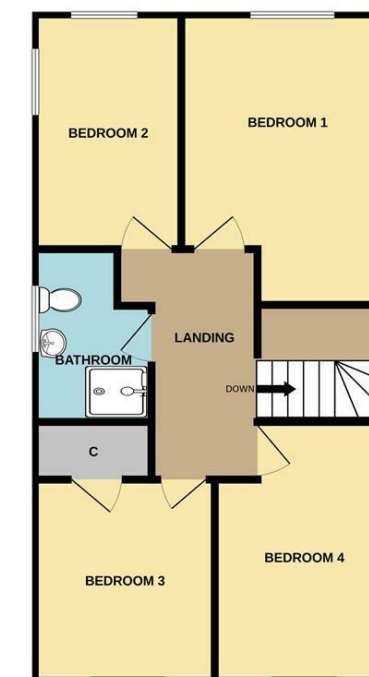
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GROUND FLOOR



1ST FLOOR



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