



4 Southwood Drive, Cottingham HU16 5AG
Guide Price £175,000

- No onward chain
- Relatively central cul-de-sac location
- Huge potential
- 2 reception rooms, 3 bedrooms
- Downstairs cloakroom plus first floor bathroom
- Southerly facing garden
- Off-street parking
- Council tax band B
- EPC rating E

Perhaps requiring some modernisation, this much loved and extended family house is situated in a superb position on a small cul-de-sac relatively close to the amenities of the village centre and also Castle Hill Hospital. Having the benefit of two reception rooms and a downstairs cloakroom, the property also has three bedrooms, a recently fitted gas boiler and uPVC double glazing.

Well-proportioned throughout and with the benefit of a southerly facing garden, the property is offered to the market with no onward chain and has great potential.

LOCATION

The property is located on the small cul-de-sac which forms Southwood Drive and which leads off from Southwood Road between its junctions with The Parkway and South Street. With a southerly aspect to the rear, this relatively central location provides ease of access to the amenities, most of which lie down Hallgate which is less than half a mile from the property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'2 x 5'5 (3.10m x 1.65m)
Modern uPVC ornate glass panelled front door with further obscured panel to one side. Stairs lead to the first floor accommodation with storage cupboard under.

LIVING ROOM

10'2 x 9'2 (3.10m x 2.79m)
Bay window to the front elevation, dark wood fireplace currently housing an electric fire.

SITTING / DINING ROOM

12'9 x 10'11 (3.89m x 3.33m)
A well-proportioned room with window to the rear elevation.

DOWNSTAIRS CLOAKS

Two piece suite comprising low level WC and vanity wash basin. Cupboard housing the modern Ideal Standard gas boiler.

KITCHEN

13'2 x 7'4 (4.01m x 2.24m)
Offering a range of wall and base storage units with oak style fronts, laminate worksurfaces and ceramic tiled splashbacks. Stainless steel sink and drainer, windows to both side and rear aspects and uPVC glass panelled door opening onto the rear garden.

FIRST FLOOR LANDING

Window to the side elevation, shelved storage cupboard and access to the loft.

BEDROOM 1

10'3 x 9'5 (3.12m x 2.87m)
Bay window to the front elevation.

BEDROOM 2

10'11 x 9'2 (3.33m x 2.79m)
Window to the rear elevation, shelved storage cupboard with radiator.

BEDROOM 3

10'10 x 5'11 (3.30m x 1.80m)
Window to the rear elevation.

BATHROOM

5'6 x 5'5 (1.68m x 1.65m)
Three piece suite comprising pedestal wash basin, low level WC and panelled bath with shower attachment over and glass screen, window to the front elevation.

OUTSIDE

The property is set back with a tarmac drive leading onto a concrete parking area which has provision for at least two cars. A mature privet hedge forms the front boundary and the shared drive continues down the side of the house to the rear garden.

The rear garden is accessed through a timber gate onto a concrete parking area in front of the garage (asbestos). The rear garden is southerly facing with an area of lawn and a wide patio area adjacent to 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.

FINANCIAL SERVICES

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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.

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