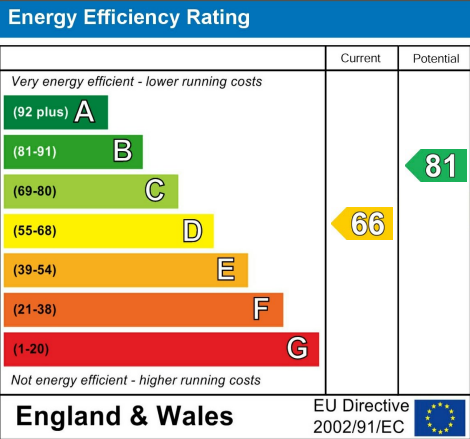


131 King Street
Cottingham
East Riding of Yorkshire
HU16 5QQ
01482 844444
cottingham@qandc.net

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan C2024



82 St. Margarets Avenue, Cottingham, East Yorkshire, HU16 5NB
Guide Price £370,000



- Mature westerly facing garden
- Substantial detached bungalow
- Flexibility of layout
- Attractively presented throughout
- Extensive parking and garage
- No onward chain
- Convenient for amenities and hospital
- Council Tax: Band E
- EPC: D

DINING KITCHEN

21'3" x 8'4"

Modern fitted kitchen with wall and base storage units with cream fronts, laminate work surfaces, four ring electric hob, integrated oven with extraction hood, stainless steel sink and drainer, space and plumbing for fridge freezer and washing machine, laminate flooring, ceramic tile splashbacks, windows to rear and side aspect and french doors opening out onto the Westerly facing rear garden.

BEDROOM 1

12'8" x 10'8"

A fabulous bedroom situated to the rear of the bungalow with French doors opening out onto the Westerly facing rear garden with range of built in wardrobes.

BEDROOM 2

12'11" x 10'11"

Windows to both front and side aspect.

BEDROOM 3

10'11" x 7'6"

Window to side aspect and shelving in alcove.

BATHROOM

8' x 6'10"

With modern pea shaped shower/bath with separate thermostatic shower valve over and pedestal hand wash basin, chrome heated towel rail, fully tiled walls, window to side elevation.

WC

6'10" x 3'1"

Comprising back to the unit WC with vanity shelf over, tiled walls, window to side elevation, laminate flooring.

FRONT OF PROPERTY

The property has an attractive frontage with a brick set drive leading up to the front of the property, providing ample parking for a number of cars and with an area of lawn to one side. The flower beds have been laid under decorative slate chippings for ease of maintenance, vehicular gates could provide access to the large westerly facing rear garden.

TANDEM DOUBLE GARAGE

24'2" x 9'5"

With up and over doors supplied with light powered courtesy door into the rear garden and window.

REAR GARDEN

Very generously sized for a property of this type and with a brick set patio immediately adjacent to the dining kitchen. There are a further two seating areas, which make the most of the available sunlight within the garden.

There is also an open fronted covered seating area on the Northern aspect of the property, with a large area of lawn. There are wide and well stocked flower borders and also a shed and summer house.

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

