

55 The Garth, Cottingham HU16 5BG
Guide Price £165,000

- Traditional semi-detached house
- Driveway and single garage
- No onward chain
- Close to village centre
- Two double bedrooms
- First floor bathroom
- Dining kitchen
- Lounge with fireplace
- In need of cosmetic modernisation but so much potential!
- EPC Rating: Awaiting; Council Tax Band: B

Located in this popular residential area within easy reach of the Village centre, this aesthetically pleasing traditional semi-detached family home is presented to the market with no forward chain. Having been home for many years to the current owner, the time has come to now find its new owners and for them to add their own design flair within and create a superb family home.

The property enjoys uPVC double glazing and gas central heating and also benefits from having a private driveway and single garage, with entrance hallway, dining kitchen, lounge with fireplace and rear lobby with downstairs cloaks. On the first floor there are two double bedrooms and a bathroom. Low maintenance garden to the rear with garden shed and beautiful low maintenance gardens to the front.

Viewing is a must to fully appreciate what a superb property this truly is.

LOCATION

The Garth is located off Oakdene and The Parkway and lies within an ease of reach of the village centre.

Cottingham is said to be the largest village in England. Located on the northern outskirts of Hull and only 6 miles from the historic market town of Beverley, you are surrounded by places of interest and with its own train station and local bus services, you can easily enjoy all that the area has to offer. Its location places it on a most convenient route for commuting to work, for city centre shopping and for leisure and entertainment. The M62 and Humber Bridge routes are easily accessed. The village itself has so much to offer with two primary schools and Cottingham High School, with Hymers College and Hull Collegiate within reach. With local shops, eateries and two supermarkets Cottingham is a popular location for all.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed insets leads into entrance hallway with storage cupboard.

LOUNGE

14'4" x 10'9" (4.37m x 3.28m)

uPVC double glazed windows to both side elevations and a uPVC double glazed bay window to the front, traditional fire surround with granite back and hearth and incorporating living gas flame fire, and TV aerial point.

DINING KITCHEN

16'2" max x 10'11" decreasing to 8'7" (4.93m max x 3.33m decreasing to 2.62m)

uPVC double glazed window to the rear elevation, traditional fitted base and wall cupboards with work surfaces and tile splashbacks, wall mounted gas central heating boiler, sink unit with drainer, space and provision for cooker with extractor above, space for under counter fridge and separate freezer and space and plumbing for washing machine. A door leads into;

REAR LOBBY

uPVC door to garden and access to:

CLOAKS

uPVC double glazed window, two piece suite in grey, low level WC wash hand basin and tile splashbacks to wet areas

FIRST FLOOR

LANDING

With linen cupboard.

BEDROOM 1

14'5" x 10'10" decreasing to 9'4" (4.39m x 3.30m decreasing to 2.84m)

uPVC double glazed window to the front and side elevations. Full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

13'11" x 8'7" (4.24m x 2.62m)

uPVC double glazed window to the rear elevation.

BATHROOM

uPVC double glazed window to the rear elevation, three piece suite in white with low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiling to wet areas.

OUTSIDE

To the front of the property is a wrought iron fence and secluded the low maintenance garden with an array of well-maintained shrubbery and plants and gravelled base. A gate leads to the front door. Double wrought iron gates provide parking to the private driveway which has a single garage with up and over door, power and light and rear personal door leading into the rear garden.

The rear garden is paved with dwarf ornamental wall, shrubbery and plants and garden shed. It offers a good degree of privacy.

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

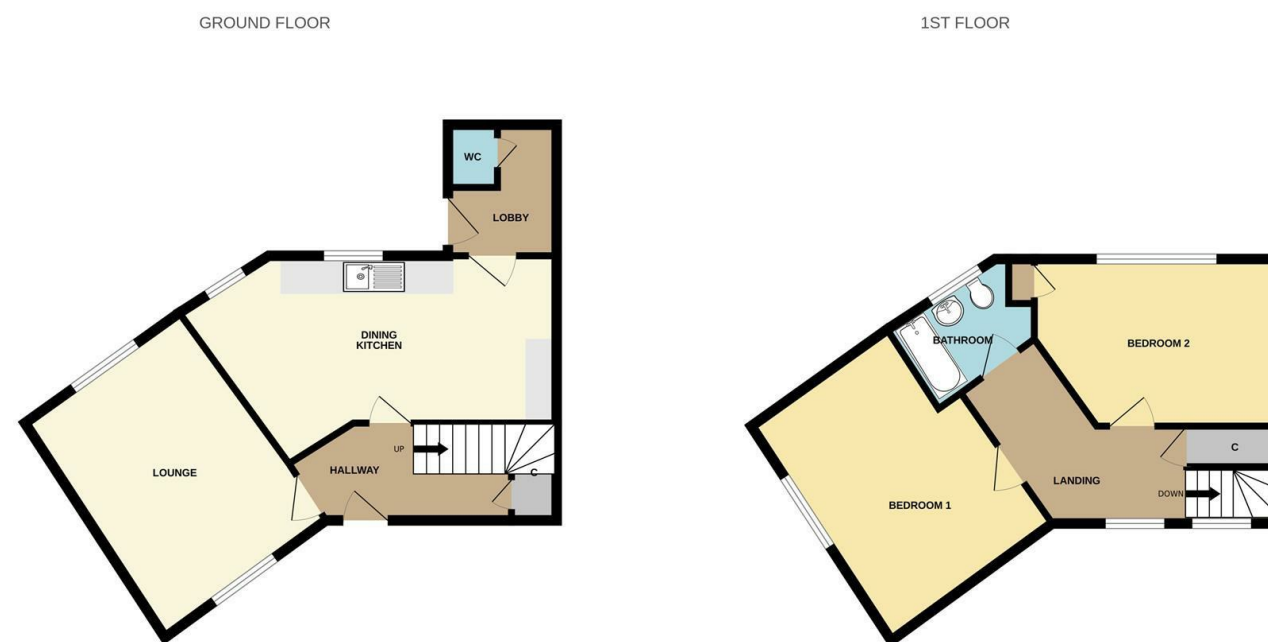
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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