





The Property Specialists

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**32 Morris Croft, Cottingham HU16 5GU**  
**25% Shared Ownership £53,750**

- 3 bedroom mid-terrace with No Onward Chain
- Immaculate throughout
- Modern kitchen & bathroom
- 2 parking spaces
- Overlooking open ground
- Close to footpath onto Harland Way
- First time buyers and Over 55's - Qualification Required by Karbon Homes
- 25% share interest - Service Charge Currently £439.30
- EPC Rating: B
- Council Tax Band: C

An immaculately presented and well laid out three bedroom house in a superb position overlooking open ground. Offered to the market as a 25% share interest and with the remaining 75% being owned by Karbon Homes. Benefitting from a modern kitchen and bathrooms, and with two parking spaces to the front, the property also has a well-proportioned rear garden and a surprising amount of living space. Available to first time buyers and over 55's, qualification by The New Homes Group and Karbon Homes is required - please ask for further details.

LOCATION

The property is located on this modern development on the North-Western side of Cottingham close to the highly regarded Cottingham School and also the major road network. Situated overlooking open ground forming the balancing pond, this superb position is also close to the footpath which leads down onto Harland Way.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'6" x 3'5" (3.20m x 1.04m)  
Modern composite front door with glass panel, mat well leading out to a carpeted interior and stairs to the first floor accommodation.

LIVING ROOM

15'8" x 15'1" (4.78m x 4.60m)  
A spacious and well-proportioned room which offers flexibility of layout for both dining and living room furniture, French doors lead out onto the rear garden and there is a cupboard under the stairs.

CLOAKROOM

5'7" x 2'10" (1.70m x 0.86m)  
Two piece sanitary suite comprising low level w.c. and corner hand wash basin.

KITCHEN

10'6" x 8'2" (3.20m x 2.49m)  
Offering a range of wall and base storage units with matt grey fronts and laminate work surfaces with matching upstand, four ring gas hob with extractor over and integrated oven, stainless steel sink and drainer, space and plumbing for washing machine and fridge freezer. Window to the front elevation.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

15'4" x 8'6" maximum (4.67m x 2.59m maximum)  
Window to the front elevation and built-in storage cupboard.

BEDROOM 2

12' x 9'1" (3.66m x 2.77m)  
Window to the rear elevation.

BEDROOM 3

10'9" x 6'0" (3.28m x 1.83m)  
Window to the rear elevation.

BATHROOM

8'9" x 5'7";72 (2.67m x 1.70m';21.95m)  
With a three piece sanitary suite comprising low level w.c., pedestal hand wash basin, panelled bath with tiled surround and separate thermostatic shower valve over and glass screen.

OUTSIDE

The property is set back from the foot of the cul-de-sac and has two brick sett parking spaces to the front.

The rear garden is a blank canvas being largely lawned and fenced on three sides. With a patio area adjacent to the rear of the house and accessed off the living room, there is also gated access to the rear of the garden.

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 Leasehold. The lease commenced in 2023 with 123 years remaining. There are additional service charges etc currently payable at £439.30 per month (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.

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