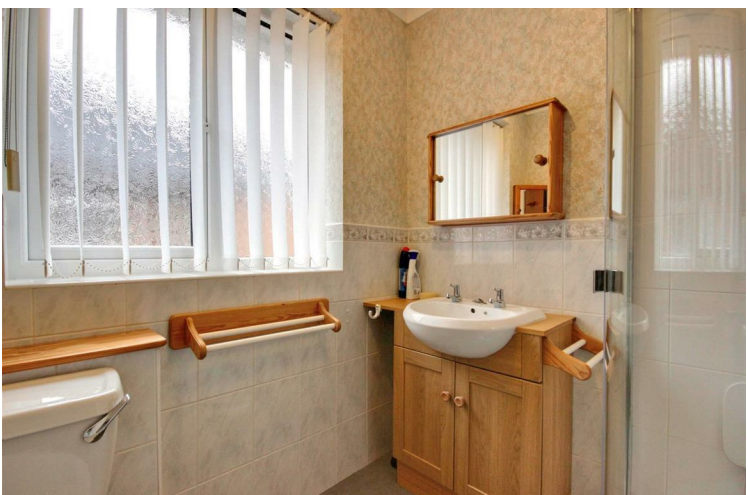






The Property Specialists

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34 Oakdene, Cottingham HU16 5AT
£280,000

- Semi-detached true bungalow
- No onward chain
- uPVC double glazing (replaced 2022) and gas central heating
- Lounge overlooking the rear garden
- Breakfast Kitchen
- Sun Lounge
- Two Bedrooms (one fitted)
- Shower Room
- Private driveway & beautiful low maintenance Westerly facing garden
- EPC: D Council Tax: C

Located within ease of reach of the village centre and with no onward chain. Having been home to the current owner for 35 years, this aesthetically pleasing semi detached true Bungalow is one to view. With uPVC double glazing (all replaced 2022) and gas central heating the versatile, accommodation enjoys Entrance Hallway, Lounge with undisturbed views over the rear garden, Breakfast Kitchen, Sun Lounge (electric awning to the rear), Two double Bedrooms (one of which is fitted) and a Shower room. The gardens are westerly facing and beautifully designed for ease of maintenance, a side block sett driveway provides off street parking for several vehicles.

Viewing is a must to fully appreciate what a truly great, maintained, property this is.

LOCATION

Cottingham wears the proud title of oneof the Uk's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

A composite door with glazed insert with a wrought iron outer gate leads in to the Hallway.

LOUNGE

15'6" max x 11'10" (4.72m max x 3.61m)
With uPVC double glazed bay window enjoys undisturbed views over the rear garden and two uPVC double glazed windows to the side. Tiled hearth with gas fire. The seller has advised the gas fire doesn't work. TV aerial point.

BREAKFAST KITCHEN

10'11" x 10'2" increasing to 12'6" (3.33m x 3.10m increasing to 3.81m)
With internal wood framed window and glazed door leading in to the sunroom
Fitted base and wall units with contrasting work surfaces and tiled splash backs. Stainless steel sink unit with drainer. Single electric under counter oven with hob above. Space for fridge freezer.

SUN LOUNGE

9'11" x 8'11" (3.02m x 2.72m)
With uPVC double glazed window to the rear elevation. Door to garden. The flat roof has been replaced in 2020. There is an electric awning to the outside of this room.

BEDROOM ONE

12'8" x 11' decreased to 6'11" between both sets o (3.86m x 3.35m decreased to 2.11m between both sets)
uPVC double glazed window to the front elevation. Two walls of fitted wardrobes. Access to the airing cupboard which houses the gas central heating boiler.

BEDROOM TWO

12'9" x 11'8" (3.89m x 3.56m)
With uPVC double glazed picture bay window to the front.

SHOWER ROOM

6'5" x 6'2" (1.96m x 1.88m)
With uPVC double glazed window to the side elevation. Three piece suite with Independent Shower cubicle, low level WC and wash hand basin.

EXTERNAL

The gardens have been beautifully landscaped to a low maintenance design.

A block sett side driveway provides off street parking for several vehicles. Double timber gates provide access in to the rear garden which benefits from being West facing. There are two timber sheds. The garden offers a good desgree 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. This was installed in 2022.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C, East Riding of Yorkshire Council.

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.

While 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 Maplogic ©2024