

## 3 Bedroom Semi Detached House

Spencer Close, Cottingham, HU16 5NR

£245,000



- BRIGHT AND SPACIOUS • THROUGH LOUNGE/DINING AREA • SUN/GARDEN ROOM • GF WC • 3 BEDROOMS PLUS BOARDED LOFT • LOW MAINTENANCE GARDEN • SUMMERHOUSE • OFF ROAD PARKING • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM







### 3 Bedroom Semi Detached House

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This is a perfect opportunity to acquire a generously proportioned semi detached property which is perfectly placed for all amenities much needed for day to day living.

The bright and spacious accommodation has an entrance hall, dual aspect through lounge, with a dining area. The lounge extends through to a pleasant sun/garden room with lovely views and access to the rear patio and garden. Also extending through from the entrance hall is a spacious breakfast kitchen with a ground floor cloaks/W.C. leading off.

To the first floor there are 3 generously proportioned bedrooms, a family bathroom with a 4-piece suite to include a separate walk in shower enclosure and access to the boarded loft.

Outside to the rear, the garden has been mostly laid with attractive block paving, creating a spacious patio/seating area with a large summer house and garden shed inset.

There's also a further area to the rear, which is accessed via a rose arch and has also been laid with light coloured block paving for ease of maintenance further creating an additional patio/seating area.

To the front of the property the garden is block paved creating a multi vehicle off road parking space or hard standing area. A private drive also extends along the side elevation.

Additionally, as one would expect from a property of this calibre, there is a gas central heating system and double glazing throughout.

Internal viewing is highly recommended and essential in order to appreciate the size and standard of the property on offer.

## Location

Cottingham village is highly popular and well known for its wealth of amenities which are conveniently placed from the property.

There is a great choice of busy independent traders and High street supermarkets, together with a weekly market within the village.

Cottingham is well served with regular road and rail transport facilities creating easy connections to Hull city centre and the historic market town of Beverley. The Civic Hall plays host to many events throughout the year.

Other amenities include a health centre, business centre, Golf park, post office and library.

Reputable schools and colleges are close by for the growing family.

For those wishing to spend quality leisure time nights out, etc. Cottingham has a great choice of well visited public houses, family restaurants and cafe bars.

The Castle Hill Hospital is also just minutes away from the property.

All in all, a great place to live!

Spencer Close is a highly regarded residential cul-de-sac, close to all amenities, either within walking distance or just a short commute from the property.

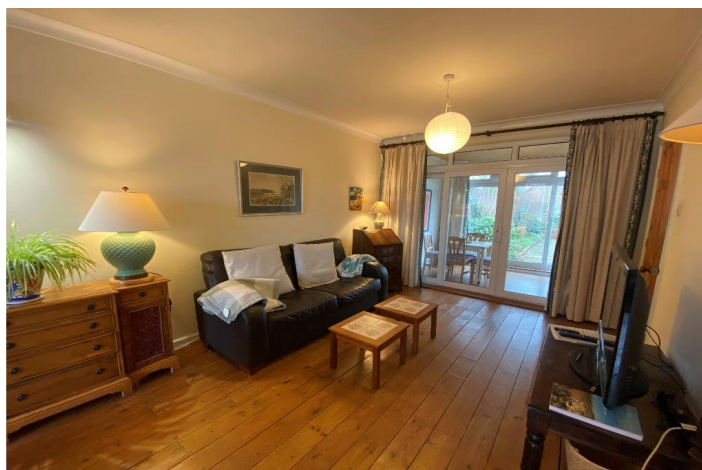
## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with matching side screen and overhead screen window leading through to the entrance hall...

**Entrance Hall** - Staircase off to the first floor. Double glazed window with aspect over the side elevation. Under stairs meter cupboard.

**Through Lounge/Dining Area** - 25' 4" x 12' 11" (7.74m x 3.96m) Extremes to extremes narrowing to 3.03m. Dual aspect through lounge/dining area. Double glazed multi paned window with aspect over the front garden area. Double glazed patio door with side screen windows leading through to the garden/sunroom. Fireplace with tiled back housing, a coal effect gas fire on a marble effect hearth. There is warm air heating to the ground floor. Coving. Solid panel wood flooring.





**Kitchen - 17' 0" x 9' 6" (5.19m x 2.9m)** Extremes to extremes narrowing 2.02m.  
 Double glazed windows with aspect over the side elevation.  
 Double glazed rear entrance door with side screen and overhead screen windows providing views and access to the rear garden area.  
 Range of base and wall mounted units.  
 Roll edged laminate work surface housing a ceramic 1&1/2 bowl single drainer sink unit with mixer tap over.  
 Space for cooker.  
 Plumbing for Dishwasher.  
 Plumbing for automatic washing machine.  
 Space for tumble dryer.  
 Space for larder fridge.  
 Built-in and matching breakfast bar.

**Rear Entrance Lobby -** Rear entrance door leading out to the rear garden area.

**GF WC -** High-level cistern W.C.

**Sun/Garden Room - 9' 5" x 8' 1" (2.89m x 2.47m)**  
 Extremes to extremes.  
 Double glazed sliding central door with matching side screen and overhead screen windows providing views and access to the rear patio and garden beyond.  
 Warm air heating.

## First Floor

**Landing -** Fixed staircase off to the boarded loft space.  
 Double glazed window with aspect over the side elevation.

**Bedroom One - 12' 10" x 9' 7" (3.93m x 2.94m)** Extremes to extremes.  
 Double glazed multi-paned window with aspect over the front garden area.  
 Range of fitted wardrobes with shelves and hanging space.  
 Matching overhead storage units.  
 Radiator.

**Bedroom Two - 12' 0" x 9' 8" (3.66m x 2.96m)** Extremes to extremes from the front of the fitted wardrobes.  
 Double glazed multi-paned window with aspect over the rear garden area.  
 Built-in wardrobes with overhead storage units.  
 A further built-in storage cupboard with shelving and also with overhead storage unit.  
 Radiator.

**Bedroom Three - 8' 9" x 7' 11" (2.67m x 2.43m)** Extremes



to extremes.

Double glazed window with aspect over the front garden area.

Radiator.

**Bathroom** - 4-piece suite comprising of a panel bath, separate shower enclosure, pedestal wash hand basin and low flush W.C.

Partial tiling to the walls.

Double glazed opaque window.

Extractor fan.

Radiator.

## **Second Floor**

**Boarded Loft Space** - Multi-cupboarded storage space to the eaves.

2 x fitted Velux skylight windows.

Power and light.

Radiators.

## **Exterior**

**Rear Garden** - Outside to the rear the garden has been laid with block paving for ease of maintenance and further to create a patio/seating area.

There are borders and beds housing numerous plants, trees, flowers and shrubs.

There is also a summer house and garden shed.

The garden is enclosed with a high-level timber boundary fence.

**Front Garden** - The front garden area has also been laid with block paving for ease of maintenance and further to create a multi vehicle off-road parking space or hard standing area.

The garden is enclosed with a low cottage style picket fence to the adjoining garden's side and low brick walls to the front and side drive.

The drive also extends along the side elevation thus creating extra parking space.

**Council tax band: D**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Total area: approx. 146.2 sq. metres (1573.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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