



Montreal Crescent, Cottingham, Hull, HU16 5EW

This is a perfect opportunity to acquire a bright and spacious Dorma Bungalow which sits at the head of a highly sought after residential cul-de-sac.

The internal accommodation is arranged to 2 floors and comprises of an entrance hall with ground floor cloaks/WC, spacious through lounge, fitted breakfast kitchen and large conservatory which provides lovely views and access to the rear patio and gardens.

To the first floor are 3 bedrooms, 1 with the benefit of full width wardrobes thus creating ample hanging and storage space and a family shower room with a 3 piece suite.

Outside is a lawned garden with a well stocked display of trees, plants, flowers and shrubs.

The front of the property has been laid with block paving to create a multi vehicle off road parking space or hard standing area. The drive extends further to the garage.

Additionally, as one would expect there is a gas central heating system and double glazing.

The lovely property is offered with vacant possession on completion and with no chain involved.

Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation on offer.

Key Features

BRIGHT & SPACIOUS DORMA BUNGALOW

SOUGHT AFTER CUL-DE-SAC

CLOSE TO COTTINGHAM VILLAGE

THROUGH LOUNGE & CONSERVATORY

3 BEDROOMS

GARAGE & OFF ROAD PARKING

VACANT POSSESSION ON COMPLETION

NO CHAIN INVOLVED

Location

Montreal Crescent is just minutes away from Cottingham Village and market green with all that Cottingham has to offer.

There are local, independent traders within the village however, there are also high street supermarkets and stores for a more extensive shopping experience.

Cottingham also has a post office, doctors surgery, library, golf park and fitness centre.

A weekly market is held within the village green and the Cottingham civic hall plays host to many events throughout the year.

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

There are also regular road and rail connections to Hull city centre and the neighbouring historic market town of Beverley.

For those wishing to spend quality leisure time, nights out etc. there are many well visited and highly popular public houses, family restaurants and cafe bars to choose from. All in all a great place to live!

Property Description

Ground Floor

Entrance - Double glazed front entrance door with a side screen window which leads to the entrance hall.

Entrance Hall - Turned staircase off to the first floor.
Under stairs meter/storage cupboard.
Radiator.

GF WC - White 2-piece suite comprising of a corner wash hand basin and low flush W.C.
Contrasting tiled surround.
Double glazed opaque window.

Lounge/Dining Area - 25' 3" x 10' 11" (7.7m x 3.33m)
Extremes to extremes.
Double glazed picture window with aspect over the front garden area.
Ornate fire place with matching back and hearth.
To the dining area is a picture window looking through to the conservatory.
Coving.
Radiators.

Kitchen - 15' 9" x 9' 8" (4.82m x 2.96m) Extremes to extremes.
Double glazed window with aspect over the side elevation and private drive and a further double glazed window looking through to the conservatory and gardens beyond.
Range of matching base, drawer and wall mounted units.
Coordinating laminate work surface houses a hob and built



in oven beneath.

A further matching work surface houses a single drainer sink unit with a mixer tap over and tiled splash back surround.

Plumbing for automatic washing machine.

Space for upright fridge freezer.

Built in and matching breakfast bar.

Deep storage cupboard.

Radiator.

Double glazed rear entrance door which leads through to the conservatory.

Conservatory - 16' 5" x 9' 7" (5.02m x 2.94m) Extremes to extremes.

Partially brick built, with double glazed windows and double glazed french doors, providing views and access to the rear gardens.

Further double glazed entrance door leads through to the private drive.

Laminate flooring.

First Floor

Bedroom One - 11' 1" x 8' 0" (3.38m x 2.44m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Fitted wardrobes with shelves, hanging space and matching overhead storage unit.

Radiator.

Bedroom Two - 11' 10" x 8' 2" (3.62m x 2.49m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of full width fitted wardrobes with shelves, hanging space and matching overhead storage unit.

Built in matching drawer unit.

Radiator.

Bedroom Three - 9' 3" x 6' 7" (2.83m x 2.01m) Extremes to extremes.

Deep built in airing cupboard housing the gas central heating boiler.

Dual aspect double glazed windows looking out over the rear garden area and side elevation.

Radiator.

Shower Room - White 3-piece suite comprising of a separate corner shower enclosure, pedestal wash hand basin and low flush W.C.

Chrome fittings to the sanitary ware.

Contrasting tiled surround.

Radiator.

Exterior



Rear Garden - Garden is mainly laid to lawn with shaped borders and beds, housing numerous established plants, flowers and shrubs.
External water supply.
External lighting.
Patio/seating area inset with an evergreen hedge screening to the perimeter.
2 x gardener's sheds ?
Greenhouse.
Detached garage with power and light.
High level brick and block wall with a wrought iron gate leading through to the private drive, which extends to the front garden area.
The private drive is blocked paved for ease of maintenance and further to create a multi vehicle off road parking space or hard standing area.

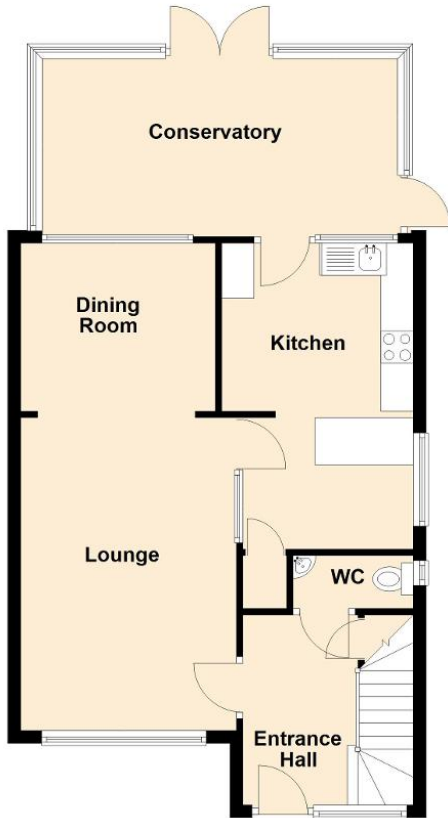
Council tax band: C

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.



Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



First Floor

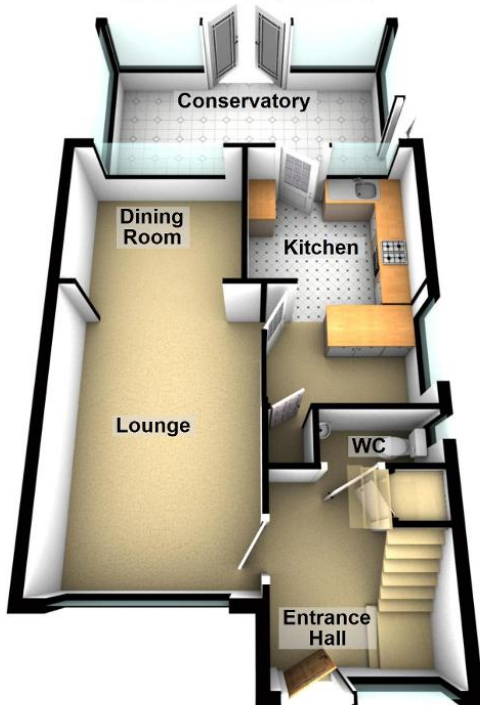
Approx. 44.4 sq. metres (478.3 sq. feet)



Total area: approx. 109.0 sq. metres (1173.8 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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