

**staniford**  
grays



18 The Close, Little Weighton, Cottingham, HU20 3XA

£215,000





# 18 The Close

Cottingham, HU20 3XA

- END OF CUL-DE-SAC POSITION
- GROUND AND FIRST FLOOR LIVING
- PRIVATE REAR GARDEN
- VIEWING ADVISED
- MODERNISED INTERIOR
- DRIVEWAY AND GARAGE
- READY TO MOVE IN HOME
- DECEPTIVELY SPACIOUS

**\*\* DORMER BUNGALOW IN VILLAGE SETTING WITH NO CHAIN \*\***

Nestled in the charming village of Little Weighton is this delightful semi-detached bungalow located upon The Close, offering a perfect blend of comfort and convenience. With its inviting façade and well-maintained exterior, this property is an ideal choice for those looking for immediate living given the programme of upgrade.

To the ground floor the property features a well specified Kitchen, dual aspect reception Lounge and Dayroom. An inner Hallway leads to two well-proportioned bedrooms and Bathroom. To the first floor level a large main bedroom also features.

Externally, generous parking and garaging leads to a private and enclosed rear garden area with a front facing garden also and discreet end of cul-de-sac position.

This semi-detached bungalow presents an excellent opportunity for first-time buyers and downsizers looking for flexible living given the bedrooms spaces to both floor levels with viewing advised.



£215,000



## GROUND FLOOR

### KITCHEN

11'3" x 11'6" (3.44 x 3.52)  
Accessed via contemporary style composite entrance door immediately into the well specified and recently appointed kitchen, with a selection of high gloss wall and base units, complementary granite work surfaces and upstands, inset sink and drainer, induction hob with concealed extractor canopy over, oven, space for freestanding fridge freezer, space for dishwasher, space for additional white goods, inset spotlights to ceiling, uPVC double glazed window to side elevation. Door leads to...

### INNER HALLWAY

6'2" x 4'9" (1.89 x 1.47)  
With laminate to floor coverings, access provided to ground floor bedroom, bathroom and...

### RECEPTION LOUNGE / DINING ROOM

27'7" x 10'11" (8.42 x 3.33)  
With oversize uPVC double glazed window to the front elevation providing an abundance of natural daylight, space for furniture suite, open fire insert, leading to day room / dining area with sliding door to the rear elevation and fixed staircase approach to first floor level.

### GROUND FLOOR BEDROOM

8'10" x 9'0" (2.71 x 2.75)  
With uPVC double glazed window to rear and of double bedroom proportions.

### HOUSE BATHROOM

6'9" x 7'9" (2.08 x 2.38)  
With two uPVC double glazed privacy windows to the side, walk-in shower with glazed shower screen, concealed cistern w.c, inset basin to vanity unit, inset spotlights to ceiling, floor and wall tiling, feature black tap furniture throughout.

## FIRST FLOOR

### BEDROOM ONE

16'0" x 11'5" (4.88 x 3.50)  
With two uPVC double glazed windows to the front elevation, fitted wardrobes and locker storage to wall length, being an excellent size as a main bedroom space.



#### **OUTSIDE**

Conveniently positioned in a peaceful residential cul-de-sac setting of The Close, being in a corner plot position, with gardens to the frontage and generous driveway offering ample parking provision, garage with up and over access door, gated access to the rear garden being mainly lawned, decked terrace extending from the immediate building footprint, in all offering good levels of privacy and seclusion with boarded fencing to perimeter boundaries. External tap point and oil storage tank.

#### **SERVICES**

(Not Tested) Mains Water, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **MORTGAGE CLAUSE**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### **PROPERTY PARTICULARS-DISCLAIMER**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

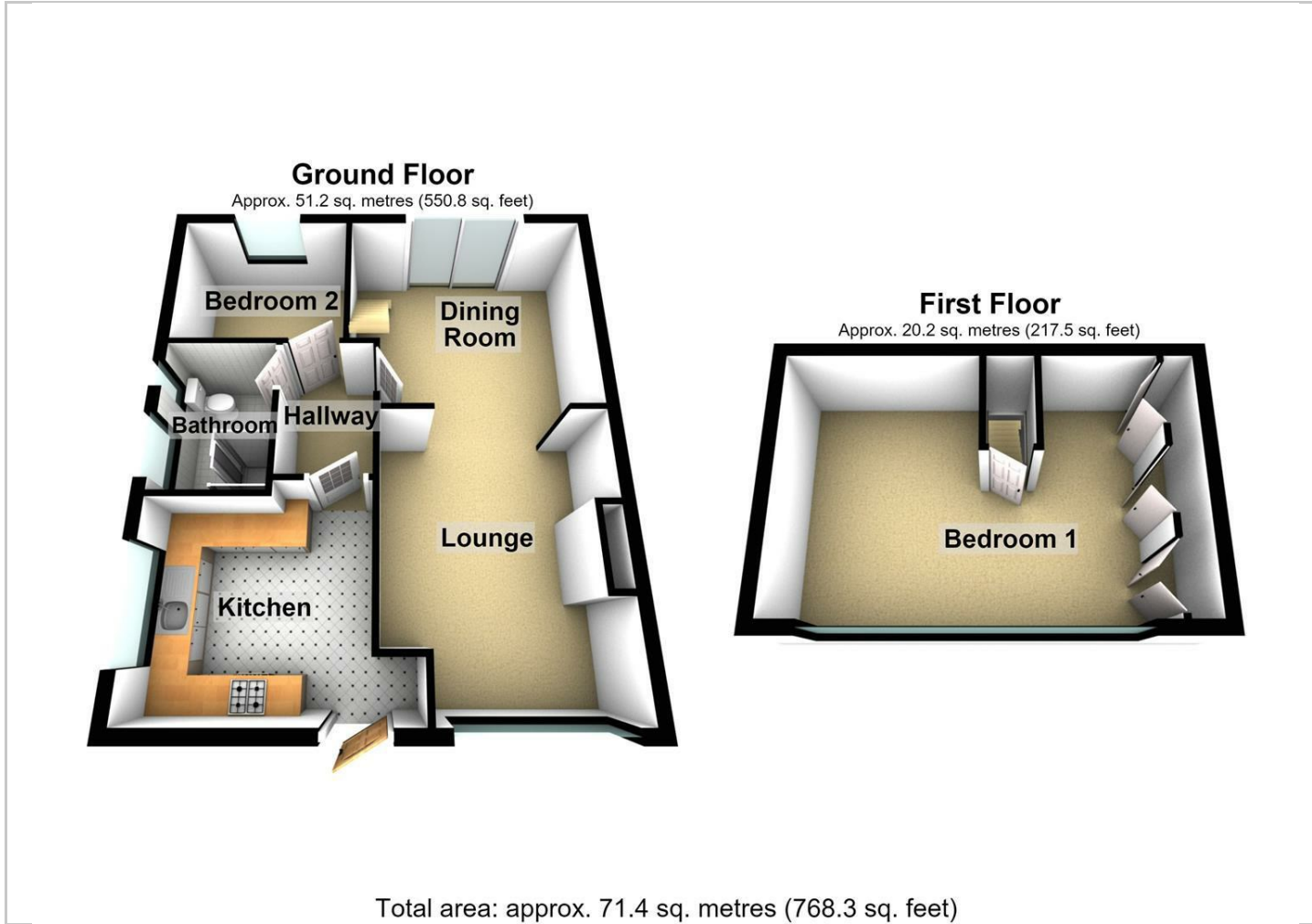
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



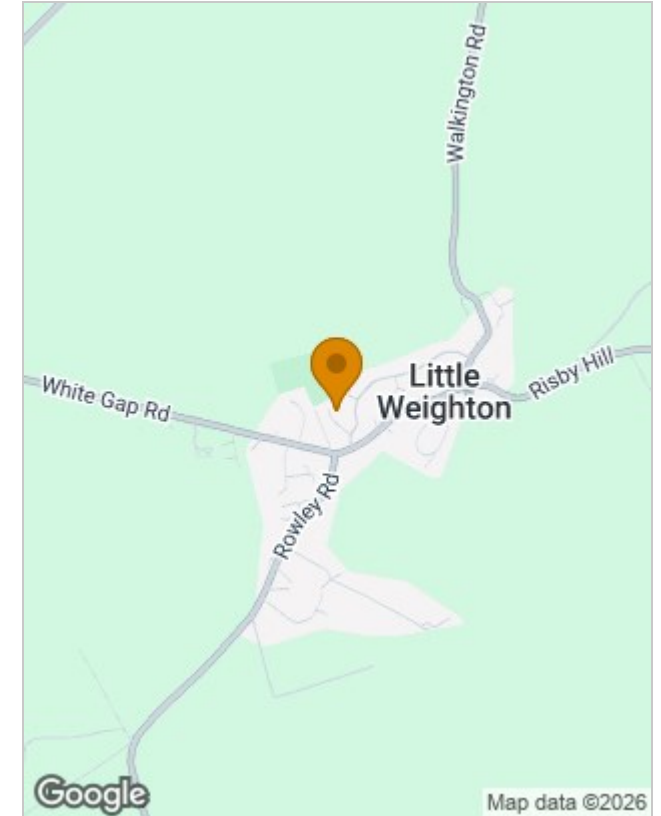
## Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

