



QUICK&CLARKE

The Property Specialists

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10 Driffield Close, Cottingham HU16 5LB
£208,000

- Detached bungalow
- No onward chain
- Two double fitted bedrooms
- Modern wet room
- Spacious lounge with patio door to garden
- Modern fitted kitchen
- Enclosed garden with summerhouse
- Side driveway & garage
- Viewing an absolute must
- Council Tax Band: C EPC Rating: TBC

Located within this highly desirable residential area we are delighted to present to the market this well presented detached true bungalow. Offered with no forward chain the property enjoys spacious lounge with patio doors to garden, modern fitted kitchen, two double bedrooms (both of which are fitted) and a modern wet room. There is an enclosed private garden to the rear with timber summerhouse and a side driveway provides off street parking and leads down to the brick built garage. Now awaiting its new owners to which an early viewing is an absolute must to fully appreciate what a great property this truly is.

LOCATION

Driffield Close is located off The Wolds in Cottingham which is accessed by Eppleworth Road and Castle Road and leading into the village centre.

Cottingham is listed as one of 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into a side entrance hallway. Storage cupboard.

LOUNGE

16'9" x 12'0" (5.11m x 3.66m)
Sliding patio door to the rear elevation. Adams style fire surround with living flame gas fire. TV aerial point.

KITCHEN

11'2" x 7'10" (3.40m x 2.39m)
uPVC double glazed window to the rear elevation and uPVC door to garage. Fitted base and wall units in white with work surfaces. Ceramic hob with single stainless steel electric oven. Sink unit with drainer. Wood laminate flooring. Access to storage cupboard.

BEDROOM 1

12'1" to wardrobes x 8'8" (3.68m to wardrobes x 2.64m)
uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

9'2" to wardrobes x 8'8" (2.79m to wardrobes x 2.64m)
uPVC double glazed window to both the rear and side elevations. Fitted wardrobes providing hanging and storage facilities.

WET ROOM

6'4" x 5'4" (1.93m x 1.63m)
uPVC double glazed window to the side elevation. Shower area with non-slip flooring, wash hand basin set in vanity and low level w.c.

OUTSIDE

To the front of the property is an open plan lawned garden and a side driveway provides off street parking for several vehicles and leads down to a brick built single garage.

The rear garden is lawned with a small timber summerhouse and enjoys a southerly aspect.

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 Freehold (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.

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 floorplan 03/25