



# Quick & Clarke

PROPERTY SPECIALISTS

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**63 New Village Road, Cottingham HU16 4ND**  
**Auction Guide £140,000**

- For Sale by Modern Auction – T&C's apply
- Subject to Reserve Price
- Buyer's fees apply
- Semi detached bungalow with a great opportunity In need of renovation
- Two receptions
- Kitchen with utility area off
- Two bedrooms
- Bathroom
- Good size plot and double garage accessed from the ten foot
- EPC: E Council Tax: C

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

This semi detached bungalow has a great plot and lies within ease of reach of the village centre. The property is offered to the market with no onward chain. In need of modernisation but offering a great opportunity. With entrance porch, lounge, inner hallway, dining/sitting room, kitchen with utility off. The property has two bedrooms and a house bathroom. With a good size garden and double garage to the rear accessed from the ten foot.

A truly great opportunity to which an early viewing is a must to appreciate the potential of which is on offer.

**LOCATION**  
New Village Road lies within ease of access to the village centre with a pedestrian snicket leading to the shops and amenities and railway station and a local village store literally within walking distance of the front door.

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**

**GROUND FLOOR**

**ENTRANCE PORCH**  
uPVC door leads into entrance porch with door leading into lounge.

**LOUNGE**  
16'0" into bay decreasing to 14'6" x 13'8" (4.88m into bay decreasing to 4.42m x 4.17m)  
uPVC double glazed window to the front elevation and fireplace. Door leading into inner hallway.

**INNER HALLWAY**  
Door into dining room.

**DINING ROOM**  
9'10" x 8'2" (3.00m x 2.49m)  
Staircase leading to the loft access and door into kitchen with an opening to the dining sitting room.

**SITTING ROOM**  
10'1" x 5'5" (3.07m x 1.65m)  
With uPVC double glazed French doors leading out into the rear garden.

**KITCHEN**  
11'6" x 7'7" (3.51m x 2.31m)  
Window to side elevation and door to garden. Fitted base and wall units in white with work surfaces. Gas hob with double oven underneath and extractor. Tiled floor and sink unit. Door into utility area.

**BEDROOM 1**  
12'3" into bay x 10'1" decreasing to 8'4" to wardr (3.73m into bay x 3.07m decreasing to 2.54m to ward)  
uPVC double glazed window to rear elevation. Fitted wardrobes providing hanging and storage facilities.

**BEDROOM 2**  
10'4" into bay decreasing to 8'2" x 9'9" max (3.15m into bay decreasing to 2.49m x 2.97m max)  
uPVC double glazed bay window to the front elevation. Fitted wardrobes.

**BATHROOM**  
6'6" x 5'3" (1.98m x 1.60m)  
Three piece suite in white with panelled bath, low level w.c. and wash hand basin. Tiled splashbacks.

**OUTSIDE**  
To the front of the property there is a good size lawned garden set back from the road which extends to the side with a path leading into the rear garden.

The rear garden is a two sectional garden with patio area leading through a hedged archway to a lawned garden. At the head of the garden is a double garage which is accessed via the ten foot.

**SERVICES**  
Mains water and electricity services are available or connected to the property.

**DOUBLE GLAZING**  
The property benefits from majority uPVC double glazing.

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

**AUCTIONEERS COMMENTS**  
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

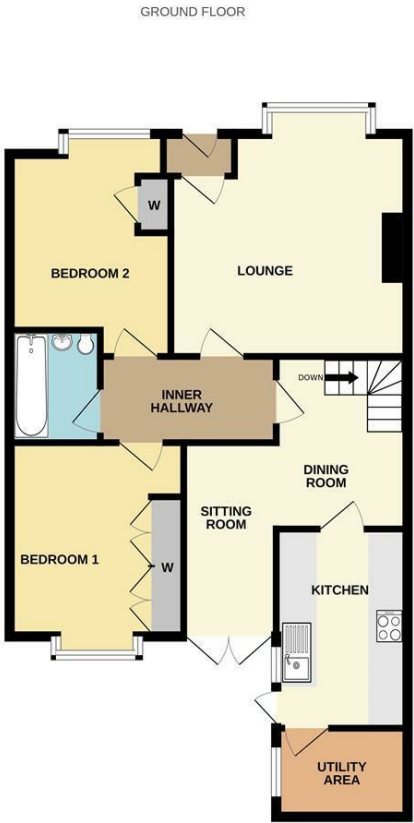
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00

including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**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 ©2006