



Quick & Clarke

PROPERTY SPECIALISTS

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19 Sancton Close, Cottingham HU16 5LP
£229,999

- Outstanding semi detached true bungalow
- No Onward Chain!
- Superb modern kitchen with built in and integrated appliances
- Spacious lounge dining room
- Conservatory
- Two double bedrooms both with fitted wardrobes
- Driveway for several cars
- Superb gardens and Summerhouse
- Viewing is an absolute must!
- EPC: C Council Tax: C

This superbly presented semi detached true bungalow is presented to the market with no onward chain. Having been subjected to modernisation the property enjoys side entrance leading in to the modern fitted kitchen with a host of built in and integrated appliances. Spacious lounge/dining room and conservatory. The inner hallway provides access to two double bedrooms both with fitted wardrobes and a modern house bathroom.

The gardens are beautifully presented with a selection of fruit tress, lawned garden, shed and a timber and glazed summerhouse. To the front of the property is a private driveway which provides parking for several vehicles.

Viewing is an absolute must to fully appreciate!

LOCATION

Sancton Close is located off The Wolds which in turn is accessed from Green Lane via either Eppleworth or Castle Road. Ideally located for accessibility to both the village centre and surrounding areas.

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

KITCHEN

11'4" x 8'2" (3.45m x 2.49m)
A uPVC glazed door leads from the side of the property, into the kitchen. Having uPVC double glazed window to the rear elevation and modern fitted light grey base and wall units with work surfaces and matching uplifts. Sink unit with drainer, integrated fridge freezer, integrated washing machine and integrated dishwasher. Recessed storage area and opening to the lounge/dining room.

LOUNGE / DINING ROOM

17'0" x 11'11" (5.18m x 3.63m)
Having sliding patio doors opening into the conservatory and door into the inner hallway.

CONSERVATORY

9'0" average x 8'5" (2.74m average x 2.57m)
uPVC double glazed and brick construction with French doors to garden.

INNER HALLWAY

With access to both Bedrooms and the Bathroom.

BEDROOM 1

12'2" to wardrobes x 8'8" (3.71m to wardrobes x 2.64m)
uPVC picture bay window to the front elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

10'11" x 8'4" (3.33m x 2.54m)
uPVC double glazed window to both the front and side elevations. Useful walk-in storage cupboard/wardrobe.

BATHROOM

6'5" x 5'5" (1.96m x 1.65m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys panelled bath with thermostat shower over, pedestal hand wash basin and low level w.c. Beautifully tiled with white tiling with chrome decor border.

OUTSIDE

To the front of the property there is an open plan lawned garden with side paved and gravelled driveway providing off street parking for several vehicles. A timber gated entry leads into the rear garden which is of a southerly aspect and is beautifully tended with an array of shrubbery, plants and lawned garden. The garden enjoys two apple trees, three edible blackberry bushes, one red berry bush, strawberries and raspberries. There is a garden shed and also a timber summerhouse which has the benefit of having power within. The garden offers great outdoor space.

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 10/20/06