

staniford
grays



18 West Garth, Little Weighton, Cottingham, HU20 3XG

£184,950





18 West Garth

Cottingham, HU20 3XG

- QUIET CUL-DE-SAC SETTING
- IDEAL FOR FIRST TIME BUYERS
- OFF STREET PARKING
- DELIGHTFUL VILLAGE
- THREE BEDROOM HOME
- GENEROUS GARDEN
- READY TO MOVE IN LIVING
- VIEWING ADVISED

LOCATED IN A PEACEFUL CUL-DE-SAC IN THE DELIGHTFUL VILLAGE OF LITTLE WEIGHTON.

Ideal for first time buyers and downsizers looking for a ready to move in home with further extension and improvement potential offered.

Occupying a generous plot with private rear gardens and driveway parking also.

The spacious layout comprises; Entrance Hall, Reception Lounge, Kitchen, Utility Area and W.C.

To the first floor level two double bedrooms and a single Bedroom are accessed from a central landing area with family bathroom also.

Available for immediate internal inspection and an opportunity not to be missed.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via composite style entrance door with laminate to floor coverings and staircase to first floor level. Leads into...

RECEPTION LOUNGE

11'3" x 12'10" (3.44 x 3.93)

Enjoying a front facing outlook through uPVC double glazed window, laminate to floor coverings, a central focal point is provided via hearth and mantel. Door leads to...

DINING KITCHEN

12'11" x 10'11" (3.95 x 3.08)

With uPVC double glazed window offering outlook to rear garden, fitted with a range of traditionally styled wall and base units with complementary work surfaces over, inset sink and drainer, range cooker with double ovens, tiling to splashbacks and floor coverings, space for fridge freezer and low level white goods. Access to utility room and cloakroom/w.c.

UTILITY ROOM

10'7" x 4'11" (3.25 x 1.52)

Offering potential for conversion and used currently as a store, with a range of fitted base units, storage area, uPVC double door access to front and rear also. Leads to...

CLOAKROOM / W.C.

With uPVC privacy window and high fall w.c.

FIRST FLOOR

LANDING

3'4" x 5'10" (1.02 x 1.78)

With uPVC double glazed window to side.

BEDROOM ONE

9'10" x 10'0" (3.00 x 3.06)

With uPVC double glazed window to the rear outlook, laminate to floor coverings, storage cupboard.

BEDROOM TWO

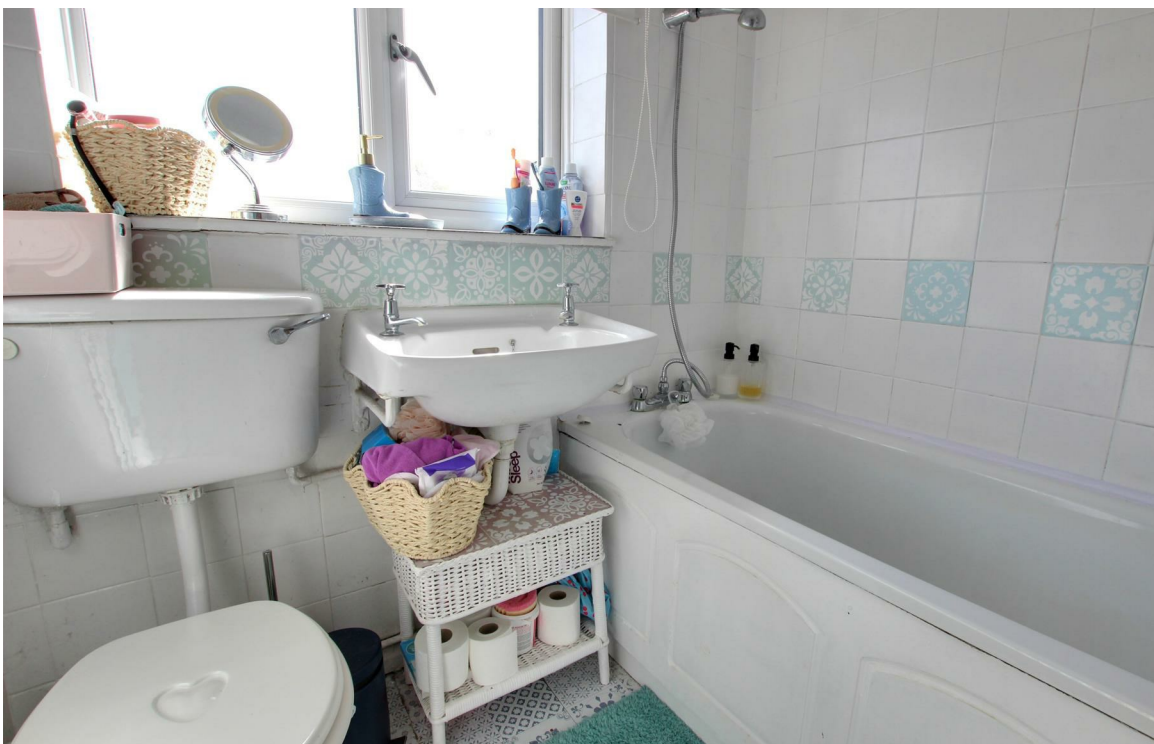
11'2" x 7'9" (3.41 x 2.37)

With uPVC double glazed window to front outlook, laminate to floor coverings, suitably sized to accommodate double bed.

BEDROOM THREE

7'2" x 7'5" (2.20 x 2.28)

With uPVC double glazed window to frontage, used currently as an office/hobby-room but has potential to be used as a nursery/third bedroom.



HOUSE BATHROOM

5'11" x 6'4" (1.81 x 1.95)

Traditionally styled throughout with white sanitaryware incorporating low flush w.c, pedestal wash hand basin, panalled bath with showerhead fitment, tiling to splashbacks and floor coverings, uPVC privacy window to side.

OUTSIDE

Little Weighton remains a popular semi-rural village offering an idyllic lifestyle for applicants looking for proximity to the open countryside yet being a short distance away from the amenities of Cottingham. Beverley and a number of other villages are a short drive away also. West Garth offers a cul-de-sac position with a number of similarly styled semi detached family homes.

The subject dwelling comes ready for immediate family living with further scope for improvement should this be required. A hard landscaped parking area exists to the property frontage and to the rear a pathway leads down the garden with laid to lawn grass, patio area, established planting, shrubbery and borders, with fencing to perimeter boundaries offering good levels of seclusion.

FIXTURES AND FITTINGS

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

SERVICES

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

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.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

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.

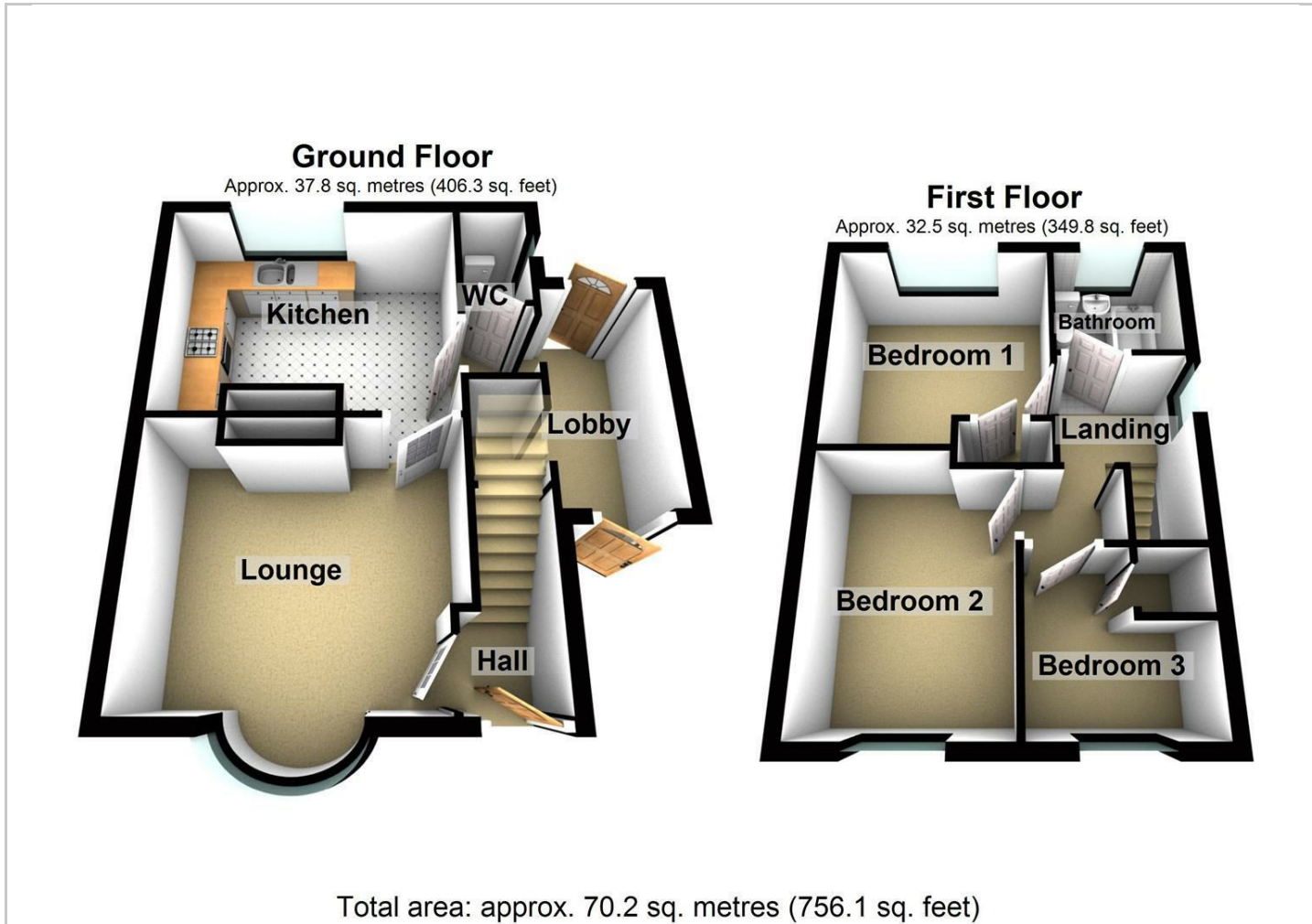
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



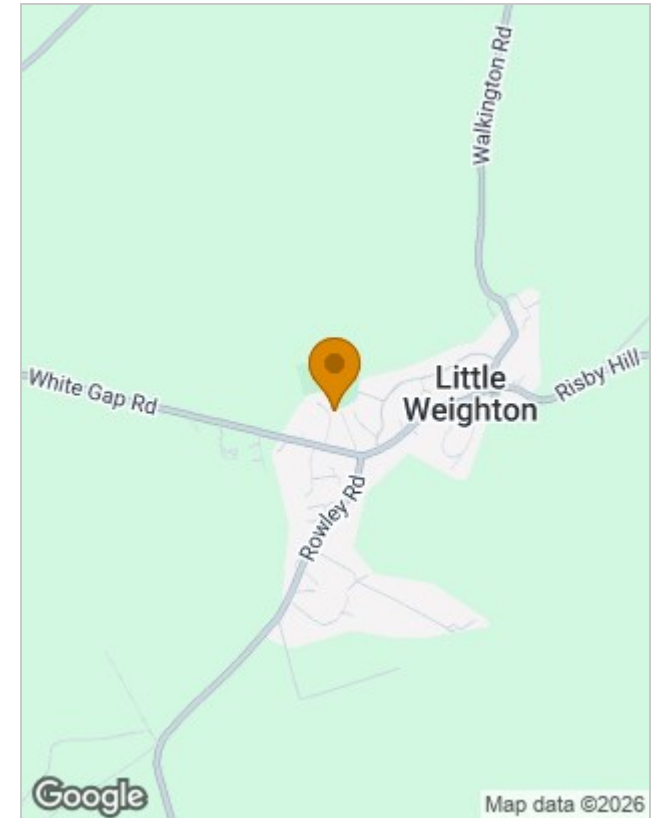
Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	