Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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Offers Over £260,000

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- Semi-detached true bungalow
- Ease of access to village centre
- No onward chain
- Two double bedrooms
- Spacious lounge overlooking the garden
- Breakfast kitchen
- In need of some cosmetic modernisation
- Side driveway and garage
- Gardens
- Council Tax Band: C EPC Rating: D

Located within this highly desirable residential area and within ease of access to the village centre amenities we are delighted to present to the market this aesthetically pleasing semi-detached true bungalow. Occupying a generous plot with private side driveway and single garage the well appointed accommodation enjoys side entrance hallway, two double bedrooms, breakfast kitchen, lounge, garden room and well tended gardens to the rear of a westerly facing aspect. This property now awaits its new owners and is presented to the market with no onward chain to which an early viewing is a most definite must.

LOCATION

Cottingham wears the proud title of 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 four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway. Having fitted storage and door into lounge.

LOUNGE

16'0" into bay decreasing to 13'9" x 11'10" (4.88m into bay decreasing to 4.19m x 3.61m)
uPVC double glazed walk-in bay window to the rear elevation and two uPVC double glazed windows to the side elevation. Wall mounted gas flame fire with tiled hearth and wooden shelved mantel above. TV aerial point.

BREAKFAST KITCHEN

12'3" decreasing to 9'9" x 10'11" (3.73m decreasing to 2.97m x 3.33m)
Window to the rear elevation and door to garden. Fitted base and wall cupboards with work surfaces and tiled splashbacks. Space and plumbing for automatic washing machine and space for under-counter fridge. Single electric oven with gas hob and extractor. Sink unit with drainer and mixer.

BEDROOM 1

13'1" x 11'7" (3.99m x 3.53m)
uPVC double glazed picture bay window to the front elevation. To the window area are fitted drawers and dressing table with the remaining room having fitted wardrobes, further drawers and bedside cabinets and shelving.

BEDROOM 2

13'0" x 10'11" (3.96m x 3.33m)
uPVC double glazed picture window to the front elevation and fitted storage cupboard.

SHOWER ROOM

6'5" x 6'3" (1.96m x 1.91m)
With uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys independent shower cubicle with electric shower, pedestal hand wash basin and low level w.c. Fully tiled to wet area in shower decreasing to dado height to remaining walls with feature mosaic border tiling.

OUTSIDE

Beyond the wrought iron driveway gates there is a side driveway providing off street parking for several vehicles extending to the front gravelled hardstanding. There is a dwarf brick wall with planted border to the front.

The rear garden is of a westerly facing aspect and there is an attached garden room to the kitchen. The garden is majority laid to lawn with planted areas, a garden shed and well stocked borders creating an array of shrubbery and flowering plants.

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 majority 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

GROUND FLOOR

Whilst 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.
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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.