



12 George Street, Cottingham, HU16 5QU

£164,950

2 2 1 2 D



# 12 George Street

Cottingham, HU16 5QU

£164,950

- CHARACTER PROPERTY
- CENTRAL COTTINGHAM SETTING
- 2 DOUBLE BEDROOMS
- OFFERING IMMEDIATE LIVING

- REFURBISHED INTERNALLY
- 2 RECEPTION ROOMS
- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS

REFURBISHED CHARACTER HOME FOR SALE IN THE HEART OF COTTINGHAM VILLAGE CENTRE.

Offering immediate living with a flexible layout and being larger than an initial glance would suggest.

An internal inspection is highly recommended to fully acknowledge the character features on offer.

Forming a pleasant street scene a moments' walk from all the amenity the immediate setting has to offer, the property comes suitable for applicants who place lifestyle high on the agenda.

Living space includes a Hallway, Reception Lounge retaining open plan to a Sitting Room/Dining Room with access to a Kitchen extension and ground floor Bathroom.

To the first floor level two generous double bedrooms are accessed from a landing.

Externally a hard landscaped garden offers further scope for improvement with complete privacy and seclusion throughout.

Offered to the market with NO ONWARD CHAIN.



## ACCOMMODATION COMPRISES

### ENTRANCE

A welcoming entrance to this cottage style home, benefitting from a central village position with a short distance walk away to the nearby amenities the village has to offer.

### ENTRANCE HALLWAY

With staircase approach to the first floor level and laminate to floor coverings.

### RECEPTION LOUNGE

With laminate to floor coverings, uPVC double glazed window to the immediate front outlook. A central focal point is provided via a decorative fire insert with hearth and surround and being open plan through to....

### DINING SPACE/ RECEPTION TWO

11'11" x 9'7" (3.64 x 2.94)  
With access from entrance hallway leading through to the kitchen. With under stairs storage cupboard, additional storage cupboard and uPVC window to rear outlook.

### BREAKFAST KITCHEN

8'10" x 7'9" (2.70 x 2.38)  
With uPVC double glazed window to side and stable door to rear access.

Neutrally appointed throughout with fitted wall and base units with roll edge work surface, sink and drainer and high gloss tiling to splashbacks in a modern finish. Low level oven, four ring gas hob, extractor canopy. Ideal wall mounted combination boiler also, space for a number of free standing white goods and inset spotlight to ceiling.

### HOUSE BATHROOM

9'0" x 5'2" (2.75 x 1.60)  
Benefiting from modern sanitary ware including low flush WC, panel bath with wall mounted shower head and console, with shower screen. Pedestal wash hand basin, heated towel rail and uPVC privacy window to the side and rear elevations.

### FIRST FLOOR LANDING

Providing access to two double bedrooms and loft access point.

**BEDROOM ONE**

12'9" x 12'2" (3.91 x 3.71)  
With uPVC double glazed window to the rear outlook, boasting double bedroom proportions.

**BEDROOM TWO**

12'4" x 8'6" (3.78 x 2.60)  
With uPVC double glazed window to the frontage and storage cupboard.

**EXTERNAL**

The subject dwelling remains conveniently positioned in the heart of Cottingham Village centre with wrought iron fencing and low level front perimeter boundary. With access gate and hard landscaping.

Access is granted to the rear garden via a communal walkway to the alternate side of the cottage, in turn leading through to a hard landscaped and enclosed garden with closed bordered fencing to rear boundary perimeter. Offering further potential for improvement and landscaping with herbaceous planting and edging also.

**COUNCIL TAX:**

We understand the current Council Tax Band to be B

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and [bevsales@stanifords.com](mailto:bevsales@stanifords.com).

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**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.

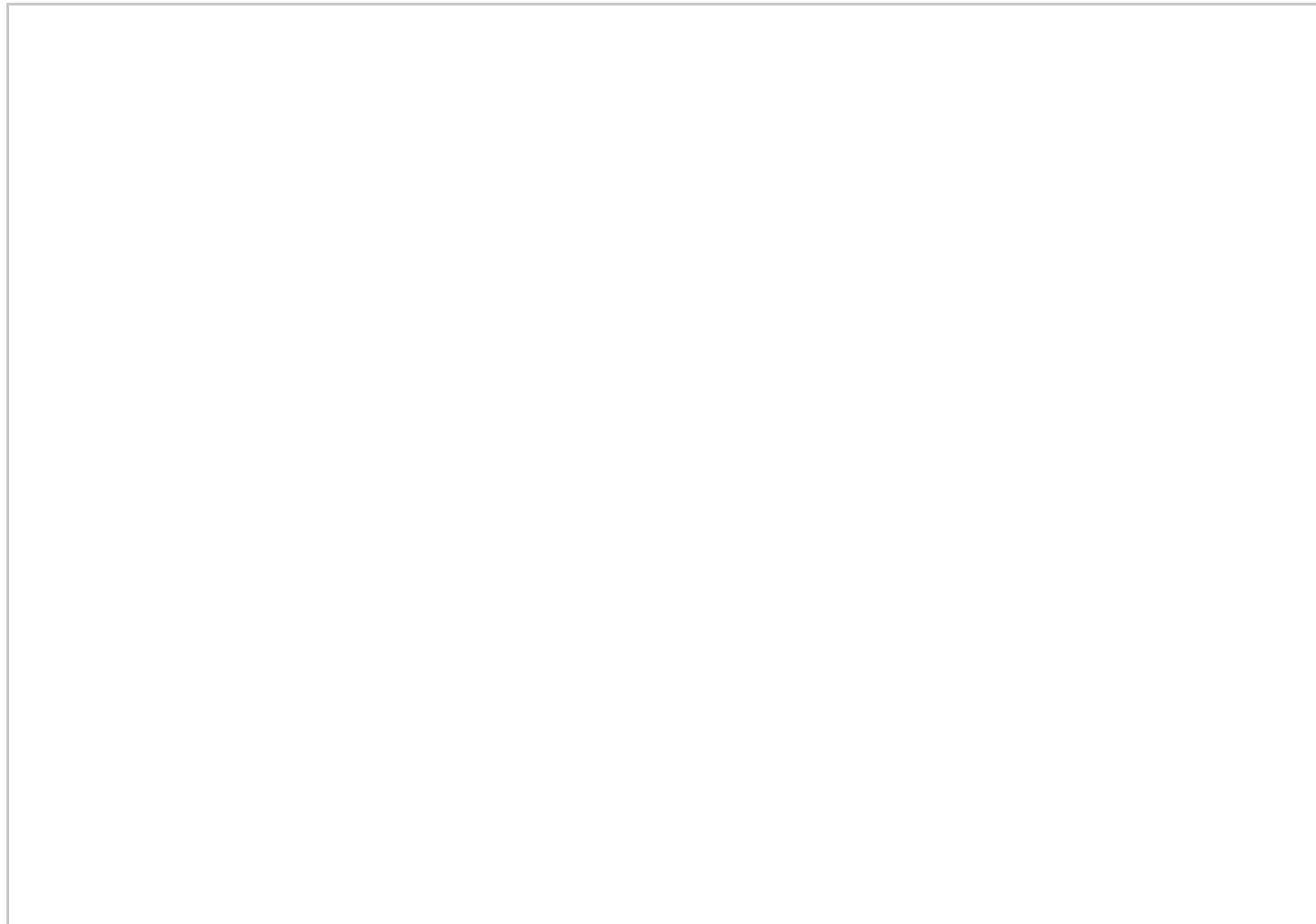
**MISREPRESENTATION ACT 1967**

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.



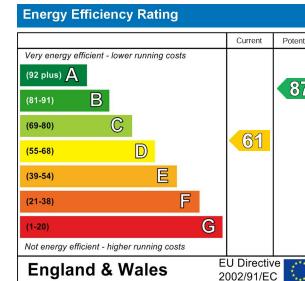
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Swanland 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.