

**staniford**  
grays



62 Hallgate, Cottingham, HU16 4DJ

£145,000





# 62 Hallgate

Cottingham, HU16 4DJ

- CHARMING CHARACTER COTTAGE
- NO ONWARD CHAIN
- COURTYARD GARDEN
- READY TO MOVE IN APPEAL
- IDEAL FOR A RANGE OF PURCHASERS
- CENTRAL COTTINGHAM LOCATION
- 2 DOUBLE BEDROOMS
- OPEN PLAN LAYOUT
- FURTHER UPGRADE POTENTIAL

COMPETITIVELY PRICED 2 BEDROOM HOME IN CENTRAL COTTINGHAM SETTING.

Introducing to the market this well styled 2 Bedroom character property coming suitable for a range of applicants but especially first time buyers given the reasonable price point.

Having been recently redecorated internally with a selection of traditional features throughout inkeeping with the cottage styling.

In summary the accommodation comprises; Reception Lounge open plan through to a Kitchen, rear Hallway and Bathroom access.

To the first floor level a two Double Bedrooms lead off the central staircase.

Courtyard gardens are of low maintenance throughout enjoying excellent levels of privacy to all boundaries

On street parking is available to Hallgate with viewing advised for all applicants looking for central village and cottage living.



£145,000



## GROUND FLOOR

### ENTRANCE

An open plan entrance to this character property, located within the very heart of Cottingham village centre, offering ready to move in appeal with some further scope for modernisation.

### RECEPTION LOUNGE

Enjoying good levels of natural daylight with fret style window to the front outlook, being open plan through to the kitchen area also. A focal point is provided via a fire insert with surround and fitted shelving to alcoves either side, oak style flooring. Leads to...

### KITCHEN

With a range of fitted high gloss wall and base units to numerous wall lengths and wraparound breakfast bar, 1.5 bowl sink and drainer with mixer tap, low level oven with hob and extractor canopy over, ample storage, tiling to splashbacks, tiled floor coverings, inset spotlights to ceiling, with staircase approach to first floor level and access to...

### INNER HALLWAY

With exterior door to courtyard and double cupboards housing shelving and boiler.

### HOUSE BATHROOM

Immaculately appointed with white sanitaryware including pedestal wash hand basin, low flush w.c, panel bath with showerhead and console over, fitted shower screen, privacy window to side elevation.

### FIRST FLOOR

Staircase gives access to two double bedrooms.

### BEDROOM ONE

Of double bedroom proportions with storage recess and fret style sash window to the front outlook.

### BEDROOM TWO

With sash window to rear, loft access point and of double bedroom proportions.



#### **OUTSIDE**

A private and enclosed courtyard features, being hard landscaped throughout, with gated access at the rear, walled perimeter boundary, a brick built storage shed also features.

#### **AGENTS NOTE**

The property has been presented to a good standard having recently been redecorated throughout, offering a charming character style living, suitable for a range of purchaser profiles with viewing available via the sole selling agent Staniford Grays.

#### **FIXTURES AND FITTINGS**

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

#### **SERVICES**

(Not Tested) Mains Water, Gas, 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.**

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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.

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## Location Map



## Energy Performance Graph

