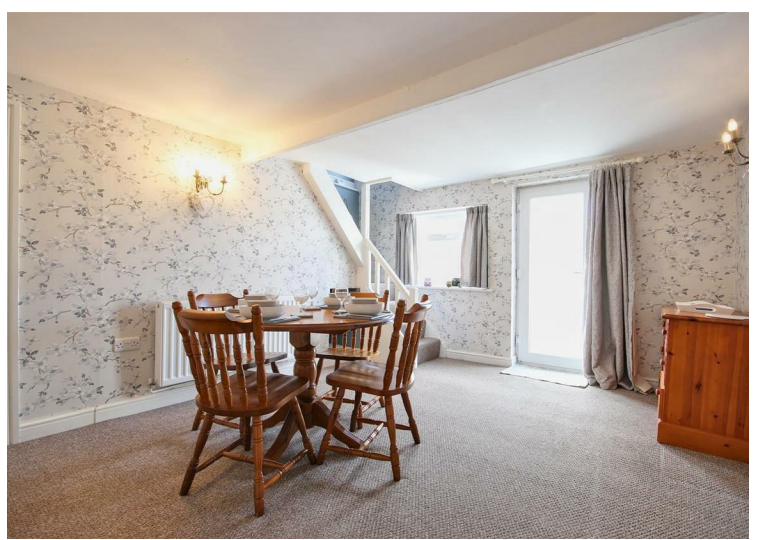




**QUICK&CLARKE**  
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**Meadow View Main Street, Sigglesthorne HU11 5QA**  
**Offers in the region of £159,950**

- Super Cottage
- Two Reception Rooms
- Ground Floor Shower Room
- First Floor Bathroom
- Two Double Bedrooms
- Beautifully Appointed
- Courtyard Garden
- Two Stores
- Must be Viewed
- Energy Rating: E

A beautifully appointed two bedroomed cottage which enjoys a pleasant village location, with two reception rooms, lovely kitchen, ground floor shower room and first floor bathroom with two double bedrooms. To the rear is a courtyard garden along with two useful stores. NO CHAIN.

**LOCATION**

This property fronts onto Main Street within the pleasant village of Sigglesthorne.

Sigglesthorne is a small Holderness village which has a parish population of around 300 (1991 census). The village lies within easy commuting distance of the city of Hull (about 14 miles), and the market town of Beverley (about 10 miles). The village has its own primary school and church, with a much wider range of facilities being readily available in the nearby seaside town of Hornsea.

**ACCOMMODATION**

The accommodation is well appointed throughout, has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

**LOUNGE**

12'10" x 11'9" (3.91m x 3.58m)  
With composite front entrance door, Exposed brick fire surround, inset and hearth with space for an electric stove and surround and one central heating radiator.

**DINING ROOM**

10'10" x 14'3" (3.30m x 4.34m)  
With stairs leading to the first floor, three wall light points, a useful understairs storage cupboard and one central heating radiator.

**KITCHEN**

4'8" x 14'7" (1.42m x 4.45m)  
With fitted base and wall units incorporating contrasting worksurfaces and an inset sink unit, plumbing for an automatic washing machine, built in fridge, built in double oven and split level gas hob with cooker hood over, slimline dishwasher, ceramic tiled flooring and a kick space room heater.

**SHOWER ROOM/W.C.**

4'7" x 7'10" (1.40m x 2.39m)  
With an independent shower cubicle incorporating a rain shower over, pedestal wash hand basin, low level W.C. ceramic tiled floor covering and one central heating radiator.

**REAR PORCH**

UPVC construction with Upvc inner and Upvc outer door leading to the courtyard garden.

**FIRST FLOOR**

**SMALL LANDING**

With doorways to:

**BEDROOM 1 (FRONT)**

13' x 12'1" (3.96m x 3.68m)  
With an ornamental fireplace, built in storage cupboard, access hatch to the roof space and one central heating radiator.

**BEDROOM 2 (REAR)**

9'4" x 8'4" (2.84m x 2.54m)  
With lovely views over fields and one central heating radiator.

**BATHROOM/W.C.**

8'11" x 5'7" (2.72m x 1.70m)  
With a three piece comprising of a ball and claw bath, pedestal wash hand basin, low level W.C., downlighting to the ceiling and one central heating radiator.

**OUTSIDE**

There is a small foregarden with a hedged surround and to the rear is a courtyard style garden which has concreted surfaces, a walled surround and there are two useful brick built stores with power and light laid on. There is also a pedestrian access along the side and rear of the cottage and this also provides access for the adjoining cottage.

**TENURE**

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no onward chain involved and vacant possession will be given upon completion at a date to be agreed.

**COUNCIL TAX BAND**

The council tax band for this property is band A.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.