



**QUICK & CLARKE**  
The Property Specialists

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**11 Canongate, Cottingham HU16 4DG**  
**£229,950**

- Semi-detached true bungalow
- No chain
- Well presented throughout
- Two double bedrooms
- Breakfast kitchen
- Potential to convert lobby
- Lounge to front
- Modern shower room
- Garage, driveway and beautiful gardens
- EPC rating: D

Located within this highly desirable residential area, we are delighted to bring to the market this well presented semi-detached true bungalow. With no onward chain, the property has been lived in by the previous owner for many years and has provided great accommodation. The property enjoys uPVC double glazing and gas central heating and in brief has; side entrance porch, inner hallway, lounge, fitted breakfast kitchen, rear lobby with two stores which lends itself to potential conversion to a utility or WC, two double bedrooms - bedroom one with French doors opening out into the rear garden, and a modern shower room. There is private parking to the front on the driveway and a single garage. The gardens are beautifully tended and extend to the front, side and rear aspects and provide great outdoor space. It goes without saying that viewing is a definite must on what truly is an exceptional property.

#### LOCATION

Canongate is located off New Village Road. Cottingham lays claim to the title of England's largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

#### THE ACCOMMODATION COMPRISES

#### ENTRANCE PORCH

9'6" x 3'2" (2.90m x 0.97m)  
A uPVC door with glazed inserts leads into a side porch. A further door leads into the hallway.

#### HALLWAY

With access to loft via pull down ladders. The gas central heating boiler is located in the loft space.

#### LOUNGE

13'8" x 11'6" (4.17m x 3.51m)  
uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed window to the side elevation, TV aerial point.

#### BREAKFAST KITCHEN

11'11" x 10'4" (3.63m x 3.15m)  
uPVC double glazed window to the rear elevation, fitted base and wall cupboards and tiled splashbacks. Provision for electric cooking and space for fridge freezer.

#### REAR LOBBY

Two good sized storage cupboards and rear door to garden, access to the garage.

#### BEDROOM 1

12'8" x 11'6" (3.86m x 3.51m)  
uPVC double glazed French doors overlooking the rear garden, and uPVC double glazed window to the side elevation.

#### BEDROOM 2

12'3" x 10'4" (3.73m x 3.15m)  
uPVC double glazed window to the front elevation and fitted storage cupboard.

#### SHOWER ROOM

6'6" x 6'4" (1.98m x 1.93m)  
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys pedestal wash hand basin, independent shower cubicle and low level WC. Fully tiled to wet areas with attractive mosaic border.

#### EXTERNAL

There is an attractive brick wall with wrought iron gate shielding the front garden which is predominantly laid to lawn with well stocked borders, and side garden providing a kaleidoscope of colour and texture. A side path leads into the rear garden.

The rear garden is of good proportions with patio area leading down to a meticulously lawned garden with beautifully stocked borders providing great outdoor space.

#### 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 uPVC Double Glazing.

#### TENURE

We believe the tenure of the property to be to be Freehold (to 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.

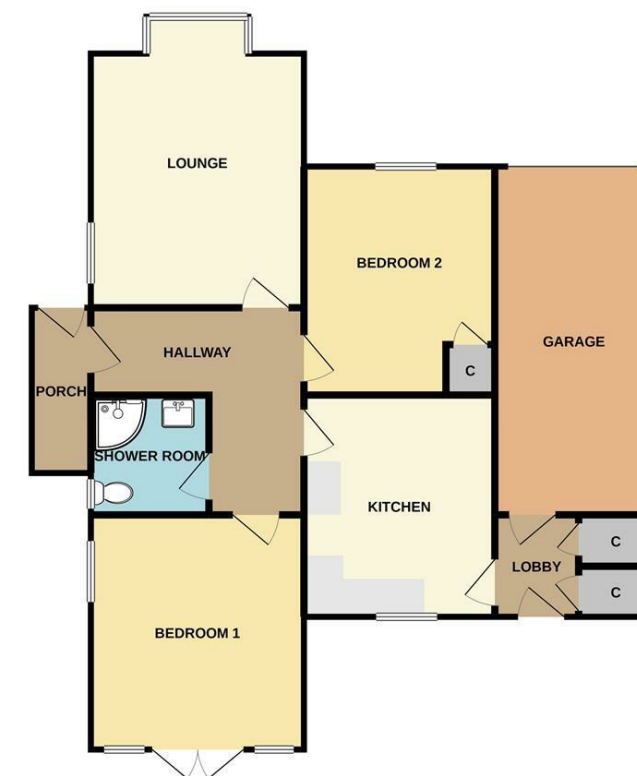
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email [cottingham@qandc.net](mailto:cottingham@qandc.net)

#### EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



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.

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, positions and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metmapx ©2023