



QUICK & CLARKE
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18 Oakdene, Cottingham HU16 5AT
£285,000

- Semi-detached true bungalow
- Superb corner plot
- No forward chain
- Two double bedrooms
- Lounge overlooking the garden
- Breakfast kitchen
- Modern shower room
- Gardens to three sides
- Garage & driveway
- EPC Rating: C

Enjoying a prime corner of cul-de-sac location and presented to the market with no forward chain, this aesthetically pleasing and deceptively spacious semi-detached true bungalow is presented to the market. The property, which is well presented throughout, enjoys uPVC double glazing and gas central heating and in brief comprises entrance hallway, lounge with splendid views over the rear garden, fitted breakfast kitchen, garden room, two double bedrooms, one of which has been used as a second reception room, and a modern fitted shower room. The gardens to the front, side and rear elevation are beautifully tended and provide great outdoor space. To the head of the garden is a private driveway leading to a single garage. Ready to move into and add your own design, this immense property so close to the village centre requests an early viewing.

LOCATION

Located on the corner of The Spinney and Oakdene within walking distance of the village centre.

Cottingham is said to be the largest village in England. This East Riding of Yorkshire village is ideally located on the Northern outskirts of Hull, with the countryside of the Yorkshire Wolds as its backdrop and the city centre a short drive away. Located only 6 miles from the historical market town of Beverley you are surrounded by places of interest and, with the local train station and bus services, you can easily enjoy all that the area has to offer. Its location places it on a most convenient route for commuting to work, for city centre shopping, and for leisure and entertainment. The M62 and Humber Bridge routes are easily accessed. The village itself has so much to offer with two primary schools and Cottingham High School, with Hymers College and Hull Collegiate within reach. With local shops, eateries and two supermarkets Cottingham has such a great vibe for all age groups, making this East Riding village a popular location for all.

THE ACCOMMODATION COMPRISES

To the side of the property and accessed via the wrought iron gate there is a uPVC door with glazed inserts which leads into:

ENTRANCE HALLWAY

Access to loft. A door leads into:

LOUNGE

16'6" into bay decreasing to 13'10" x 12' (5.03m into bay decreasing to 4.22m x 3.66m)
uPVC double glazed walk-in bay window with central French door opening out into the rear garden, granite fireplace incorporating electric fire and TV aerial point.

BREAKFAST KITCHEN

12'7" decreasing to 10' x 10'11" (3.84m decreasing to 3.05m x 3.33m)
Window overlooking the garden room and stable door to garden, fitted base and wall cupboards with work surfaces and splashbacks, space and provision for cooking, space and plumbing for washing machine and space for fridge freezer.

GARDEN ROOM

Lean-to room with door to garden. Paved floor.

BEDROOM 1

13' x 9' to wardrobes (3.96m x 2.74m to wardrobes)
uPVC double glazed picture bay window to the front elevation, fitted wardrobes with overhead units and fitted storage cupboard.

BEDROOM 2

13' x 12' increasing to 12'9" into recess (3.96m x 3.66m increasing to 3.89m into recess)
uPVC double glazed window to the front elevation. Currently used as a second reception room and providing great versatile space.

SHOWER ROOM

6'4" x 6'4" (1.93m x 1.93m)
uPVC double glazed window to the side elevation, modern three piece suite in white comprising independent shower cubicle, low level w.c. and pedestal wash hand basin all beautifully complemented by tile splashbacks.

OUTSIDE

To the rear of the property a private driveway leads to a single garage which has up-and-over door. The lawned, well tended gardens encase the property to the front, side and rear elevations, the rear having entry via a gate. The rear garden has a patio area and a greenhouse, and provides great outdoor space. The rear benefits from being Westerly facing.

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 Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C.

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

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.

While 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. Made with floorplan 02023