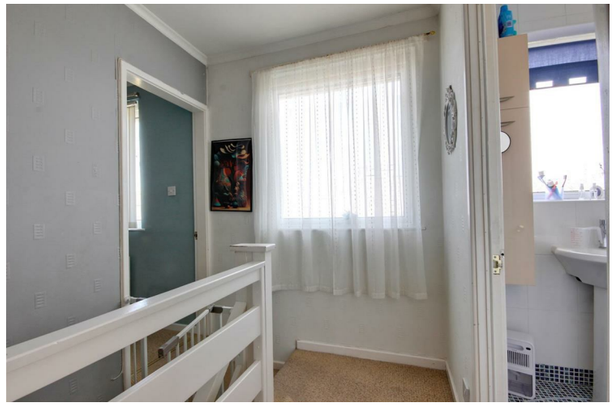

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QUICK&CLARKE

The Property Specialists

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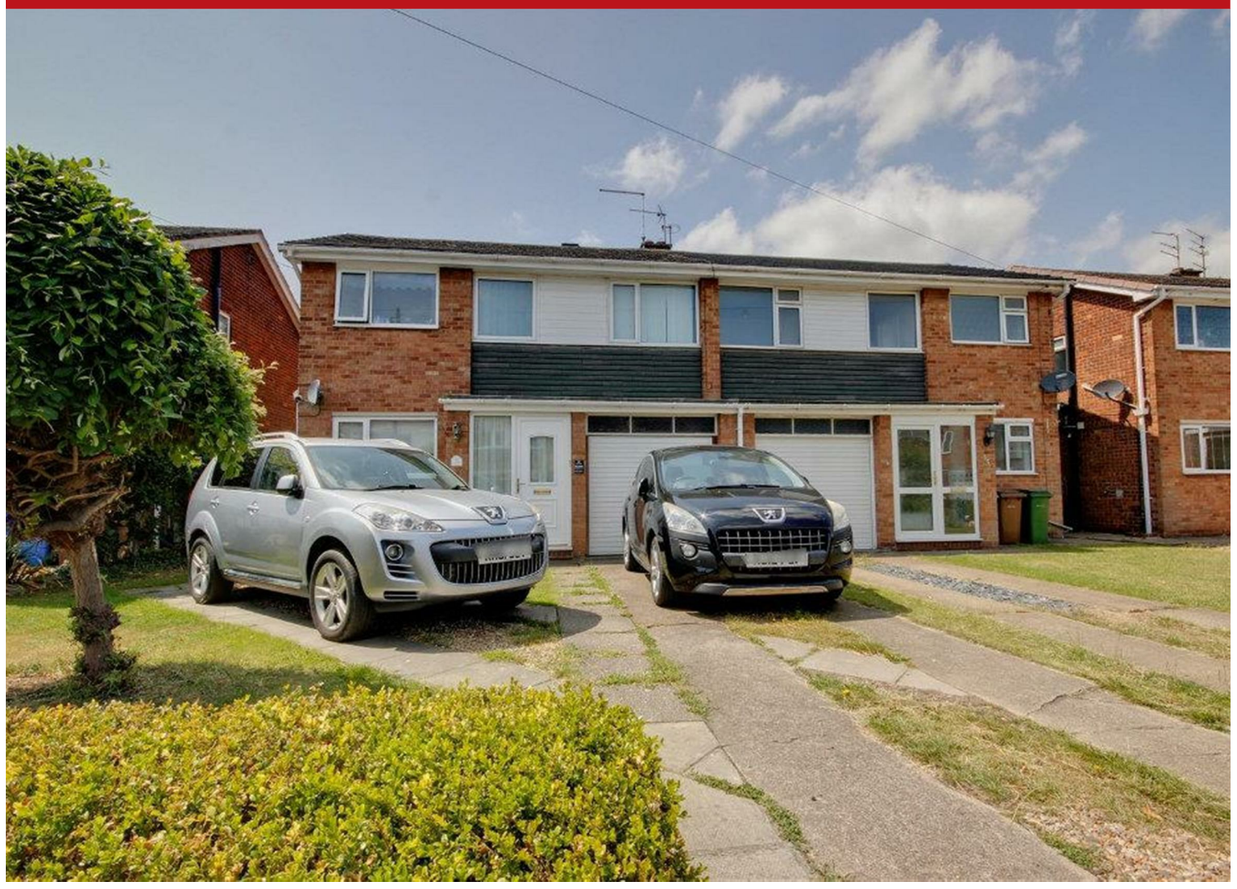

33 Lawnsgarth, Cottingham HU16 5RQ

£190,000

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- Semi-detached family home
- No onward chain
- Two reception areas
- Fitted kitchen
- Three good size bedrooms
- First floor bathroom and separate w.c.
- Private driveway and integral garage
- Garden to the rear
- Cul-de-sac location
- EPC Rating: C; Council Tax Band: C

Enjoying a prime cul-de-sac location within this popular residential area close to the centre of the village, we are delighted to present to the market this aesthetically pleasing, semi-detached family home. The property is in need of some cosmetic modernisation but certainly offers a blank canvas for the discerning buyer to add their own design flair within and create modern family living at its very best. With a welcoming hallway, fitted kitchen, spacious lounge/dining room and to the first floor three good size bedrooms, an enclosed garden to the rear, integral garage and driveway making this an ideal property for family life.

An early viewing is an absolute must to fully appreciate the wealth of accommodation on offer and the potential of what could be created within.

LOCATION

Lawnsgarth is situated off Grange Drive, which is located off Park Lane and an ideal position for ease of access to the village centre.

Cottingham is listed as one of the UK's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A white uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

With a step up into the hallway, wood laminate flooring and staircase with balustrade leading to the first floor accommodation.

KITCHEN

12'2" x 8'4" (3.71m x 2.54m)
uPVC double glazed window to the front elevation, fitted base and wall units in an Ivory Shaker style finish with contrasting work surfaces and co-ordinating tile splashbacks, breakfast bar, stainless steel single electric oven with ceramic hob, space and plumbing for a slimline dishwasher, stainless steel sink unit with drainer and mixer tap, tiled floor, space for fridge freezer and a uPVC door leading out onto the side passageway.

LOUNGE/DINING ROOM

23'3" x 12'9" decreasing to 8'10" (7.09m x 3.89m decreasing to 2.69m)
The lounge area measures 14'7" x 12'9" and has a uPVC double glazed window to the rear elevation, stone fireplace with living flame fire and TV aerial point.

The dining area measures 8'10" x 8'6" with uPVC double glazed French doors leading out into the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window to the front elevation.

BEDROOM 1

12'4" to wardrobes x 10'8" (3.76m to wardrobes x 3.25m)
uPVC double glazed window to the rear elevation, a full wall of oak effect mirror front sliding wardrobes providing hanging and storage facilities.

BEDROOM 2

10'9" x 8'3" (3.28m x 2.51m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

8'3" x 9'10" maximum (2.51m x 3.00m maximum)
uPVC double glazed window to the front elevation and fitted wardrobe.

BATHROOM

8' x 5'5" (2.44m x 1.65m)
Two piece suite in white comprising panelled bath with thermostat shower over and shower screen, pedestal wash hand basin, tiled splashbacks to wet areas with feature mosaic border tiles and towel radiator.

SEPARATE W.C.

uPVC double glazed window to the side elevation and low level w.c.

OUTSIDE

To the front of the property there is an open plan lawn and gravelled garden with hedge to the front and a private driveway providing off-street parking and leading to the integral garage with up-and-over door.

A side gate leads into the rear garden which features a patio area leading down to a good size lawned garden with timber garden shed and to the head of the garden there is a wooden pergola over a seating area. The rear garden offers a relatively good degree of privacy.

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).

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 the 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

GROUND FLOOR

1ST 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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