



**8 The Close, Little Weighton, Cottingham HU20 3XA**  
**£259,500**

- Fully renovated property
- Cul-de-sac location
- Flexibility of three double bedrooms
- New kitchen and bathroom
- Extensive off-street parking plus garage
- Westerly facing rear garden
- EPC Rating E
- Council Tax Band C

Situated in this undeservedly often overlooked village, nestled in one of the Yorkshire Wolds' Dales, this deceptively spacious property has been extensively modernised. Having the benefit of a very flexible layout and offering three bedrooms, one of which is at ground floor level, the property also has the benefit of a newly fitted modern kitchen and bathroom. Located on a small cul-de-sac close to the amenities, this property is sure to impress.

#### LOCATION

The property is located on the Western side of the small cul de sac which forms The Close and leads directly off from Potterdale Drive close to the centre of the village. The village is perfectly situated for several highly regarded secondary schools, and also has its own primary school. Situated in the Yorkshire Wolds the village has a range of excellent facilities including village shop and Post Office, well renowned public house, village green and pond, playing fields with children's play park, and a busy village hall. Only a short drive to Beverley with its beautiful Minster and market place, an array of supermarkets, cinema, and an assortment of retail outlets and restaurants. Convenient access can be gained towards the West Hull villages, the A63/M62 motorway network, the Humber Bridge and the mainline railway station at Brough, with direct trains to London Kings Cross.

#### THE ACCOMMODATION COMPRIMES

##### GROUND FLOOR

##### ENTRANCE HALL

With UPVC front door and ornate glass panel. Storage cupboard.

##### LIVING ROOM

25'3" x 11' 11" (7.70m x 3.35m 3.35m)

A very generous sized living room which offers the flexibility of layout and with space for both living and dining room furniture. Dual aspect with bay window to the front elevation and French doors to the rear opening onto the garden. Modern electric fire and stairs to the first floor accommodation.

##### KITCHEN

13' x 7' (3.96m x 2.13m)

A very attractive modern kitchen offering a good range of wall and base storage units with gloss white fronts, laminate work surfaces, 4 ring electric hob with integrated oven, dishwasher, fridge freezer, composite sink and drainer, glass panelled door to the side elevation opening onto the driveway.

##### BEDROOM 1

9' 2" x 9'1" (2.74m 0.61m x 2.77m)

A ground floor bedroom which allows flexibility of use and window to front elevation.

##### BATHROOM

8'6" x 5'6" (2.59m x 1.68m)

A fully tiled and attractive modern bathroom with a three piece sanitary suite comprising modern shower bath with curved glass screen, close couple WC, vanity hand wash basin, chrome heated towel rail and window to the rear elevation.

##### FIRST FLOOR

##### BEDROOM 2

14'5" x 12'1" reducing to 10'11" (4.39m x 3.68m reducing to 3.33m)

Very generous sized room with window to rear elevation.

##### BEDROOM 3

11'2" x 7'7" (3.40m x 2.31m)

Window to rear elevation.

#### OUTSIDE

The property is set back from the road with a wide gravelled driveway which extends both to the front and the side of the property and provides ample parking for a number of cars. The drive leads up to the garage which has an up and over door and there is a timber gate which provides access to the garden. The garden is newly turfed with a York stone and slate patio adjacent to the rear of the house. Having an ideal westerly aspect the property has newly fenced boundaries and a further area adjacent to the garage for the newly fitted oil tank and storage.

#### SERVICES

Mains water, electricity and drainage are connected/available.

#### CENTRAL HEATING

The property benefits from an oil 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.

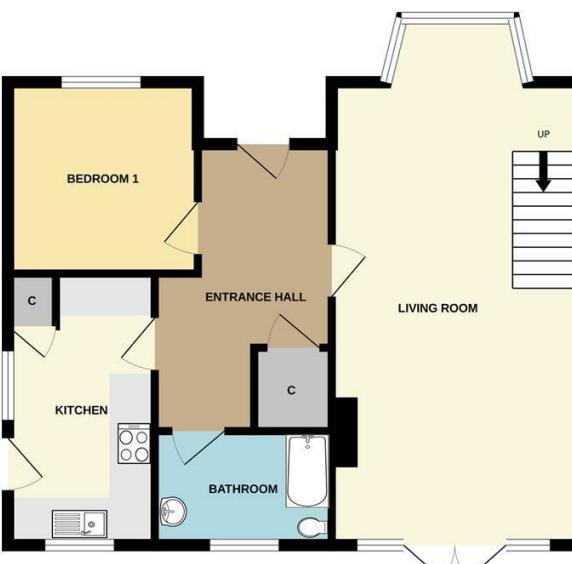
#### FINANCIAL SERVICES

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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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