



QUICK&CLARKE

The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk



20 Loatley Green, Cottingham HU16 4RX
Offers Over £290,000

- Modern styled two bedroomed bungalow
- Amazing garden
- Modern kitchen and bathroom
- Wood burning stove in living room
- Two summerhouses
- Off street parking and garage
- Potential for loft conversion
- Council Tax Band: C
- EPC Rating: TBC

A fabulous bungalow for anyone who wants a beautiful and peaceful garden. Situated at the head of the cul-de-sac and tucked into the corner, the garden of this property is one of its main selling features. With a fabulous peaceful ambiance the garden could be the playground of any new owner who may want to keep it as it is or who may want to grow a vast amount of vegetables and perhaps have chickens.

The property has been updated, has a modern kitchen and bathroom with a wood burning stove in the living room. With the addition of a southerly facing conservatory, this property has a wonderful homely feel. With two bedrooms and the benefit of off street parking and garage viewing is a must.

LOCATION

The property occupies a superb corner plot with a southerly aspect to the rear. Situated at the head of the cul-de-sac that forms Loatley Green which leads off from Hornbeam Drive via Priory Road, the property is located on the south side of the village of Cottingham. The garden is extremely private being landlocked by a further garden to the rear and to one side the Hull Bridlington railway line.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

2'11" x 3'10" (0.89m x 1.17m)
With uPVC front door with glass panel.

ENTRANCE HALL

10'8" x 9'6" (3.25m x 2.90m)
Of an L shape with oak internal door with obscured glass panels. Laminate flooring. Access to the loft via a pull down loft ladder which in the past has been used as a dark room by a previous owner and is possible ripe for conversion (subject to the necessary Planning Permissions).

LIVING ROOM

16'9" x 12'9" (5.11m x 3.89m)
A very well proportioned living room, the focal point being a wood burning stove set in a fireplace with travertine hearth and wood mantel above. Oak bi-fold doors pull back to access the conservatory.

CONSERVATORY

12'3" x 10'0" (3.73m x 3.05m)
Overlooking the garden with a southerly aspect and French doors onto the patio.

KITCHEN

12'0" x 8'4" (3.66m x 2.54m)
Offering a good range of wall and base storage units with laminate work surfaces and ceramic tiled splashbacks. One and a half bowl stainless steel sink and drainer, four ring gas hob with extractor over, double oven and grill. Space and plumbing for fridge, freezer and washing machine. uPVC glass panelled door opening out onto the rear garden with fly screen.

BEDROOM 1

13'4" x 9'9" (4.06m x 2.97m)
One wall encompassing modern wardrobe with sliding mirrored fronts. Laminate flooring and window to front elevation.

BEDROOM 2

11'1" x 9'7" (3.38m x 2.92m)
Window to front elevation. Laminate flooring.

BATHROOM

6'0" x 6'3" (1.83m x 1.91m)
With a three piece sanitary suite comprising low level w.c., pedestal hand wash basin and panelled bath. Fully tiled walls and floor. Window to side elevation.

GARDENS & PARKING

To the front of the property there are two parking spaces with the driveway being a mixture of concrete and attractive pea gravel. A path leads through wrought iron personnel gate to the rear garden.

One of the key features of this property is its large, southerly facing rear garden. Situated in the corner of this cul-de-sac the garden enjoys a good level of privacy being bordered by the railway line on one side, gardens to the rear and the neighbouring property to the front.

The garden is largely lawned with a number of sheds, log store and two summerhouses, both of which are supplied with light and power. The larger of the summerhouses has a decked seating area to the front and is supplied with WIFI so that the current owner can use a television. Within the garden area there is also a pizza oven and a greenhouse. A patio area is positioned adjacent to the conservatory and the kitchen and the garden contains numerous ornamental shrubs and trees.

GARAGE

15'11" x 8'8" (4.85m x 2.64m)
With up and over door, supplied with light and power.

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



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 Maplogic C0206