

QUICK&CLARKE

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15 Newgate Street, Cottingham HU16 4DY

£275,000

- Detached traditional bay fronted bungalow
- No chain
- In need of cosmetic modernisation
- Two reception rooms plus conservatory
- Two double bedrooms
- Four piece bathroom
- Large private south facing garden
- Spacious driveway
- EPC: D

Located within ease of reach of the village centre of Cottingham and presented to the market with no chain, this superb traditional bay fronted true bungalow provides great accommodation and offers a blank canvas for the discerning purchaser to add their own design flair within.

The property has over 900 square feet of living accommodation with the scope to extend, subject to necessary planning. On entering the property there is a porch leading to a welcoming spacious inner hallway. There are two formal reception rooms, fitted kitchen, Conservatory, two double bedrooms (one fitted) and a four piece bathroom. There is off road parking to the front of the property.

The large well maintained and established south facing rear garden provides great scope for outside living, and offers a relatively good degree of privacy. Enjoying a timber summerhouse at the head of the garden. It goes without saying that such a lovely bungalow deserves an internal viewing to fully appreciate the wealth of accommodation and size of plot on offer.

LOCATION

The property lies within walking distance of the village centre of Cottingham. 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 COMPRISSES

ENTRANCE HALLWAY

uPVC double glazed French doors open into small porch with door leading into entrance hallway. Door leads off this welcoming hallway.

LOUNGE

18'10 into bay x 12'5 (5.74m into bay x 3.78m)
uPVC double glazed walk-in bay window to the front elevation, and two uPVC double glazed windows to the side elevation, therefore enjoying a dual aspect. Fireplace with living flame gas fire and TV aerial point.

SITTING/DINING ROOM

14' x 10'11 (4.27m x 3.33m)
uPVC double glazed window to the side elevation, modern fireplace with living flame gas fire. An opening leads into the kitchen.

KITCHEN

10'9 x 8'11 (3.28m x 2.72m)
uPVC double glazed window to the rear elevation. An extensive range of white fronted base and wall cupboards with worksurfaces and co-ordinated tiled splashbacks. 1 1/4 bowl sink unit with drainer and mixer tap, gas hob with electric oven and extractor, space and plumbing for washing machine and feature tiled floor.

CONSERVATORY

9'7 x 7'6 (2.92m x 2.29m)
Being of a uPVC and brick construction with French doors leading out into the rear garden. Feature tiled flooring.

BEDROOM 1

14'2 max x 10'5 (4.32m max x 3.18m)
(14'2 into bay decreasing to 11'8 x 10'5 to wardrobes) uPVC double glazed walk-in bay window to the front elevation, full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

12'1 x 10'11 (3.68m x 3.33m)
uPVC double glazed window to the rear elevation.

BATHROOM

8'4 x 7'4 (2.54m x 2.24m)
Window to the rear elevation, four piece suite in Indian Ivory has pedestal wash hand basin, independent shower cubicle, panelled bath and low level WC, all complemented by tiled walls.

EXTERNAL

To the front of the property there is private parking for several vehicles.

The property has a gated side entry in to the south facing garden. An extensive patio provides great family outdoor space. The patio leads onto the vast lawned garden. At the head of the garden there is a timber summerhouse which has power and lighting. There is a workshop with door providing storage space. There is so much space in this beautiful garden.

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 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no guarantee can be given for any error, omission or misdescription. 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 current state can be given.
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