



19 Derwent Close, Cottingham HU16 4QR
Offers in the region of £169,950

- Two double bedrooms
- Modernised & renovated
- No onward chain
- Well proportioned throughout
- Modern kitchen & bathroom
- New boiler & consumer unit
- Off-street parking & garage
- Cul-de-sac location
- EPC: C

A fabulous, well proportioned and renovated bungalow offering two double bedrooms and in 'move-in' condition. Benefitting from a modern kitchen and bathroom, the property has been attractively decorated throughout and benefits from a new gas central heating system and new consumer unit/sockets. Offered with no onward chain, and lying in a superb cul-de-sac position, viewing is highly recommended.

LOCATION

The property is located on the cul-de-sac which forms Derwent Close and which is accessed off St. Anne's Drive via Endyke Lane in this popular location on the eastern side of the village of Cottingham. In a superb position to access the amenities of both Cottingham and Hull, the property lies on a cul-de-sac of similar semi-detached bungalows.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Modern uPVC glass panelled front door and cupboard shelved out for storage.

LIVING/DINING ROOM

16' x 11'6" (4.88m x 3.51m)
A very well proportioned room offering space for both living room and dining furniture. With brand new carpets and window to the front elevation, an internal window provides borrowed light through into the kitchen.

KITCHEN

9'8" x 6'5" (2.95m x 1.96m)
A brand new kitchen offering a generous range of wall and base storage units with granite style laminate work surfaces and ceramic tile splashbacks, gas hob with extractor over, stainless steel sink and drainer, window to the front elevation and attractive anthracite coloured wall mounted radiator.

BEDROOM 1

11'11x 9'3" (3.63mx 2.82m)
A double bedroom having wardrobes with sliding fronts and a window to the rear elevation.

BEDROOM 2

8'10" x 8'9" (2.69m x 2.67m)
uPVC glass panelled door opening out onto the garden and with a matching window to one side.

BATHROOM

6'7" x 5'5" (2.01m x 1.65m)
Modern three piece sanitary suite in white comprising close coupled w.c., pedestal hand wash basin, panelled bath with shower over and glass screen, fully tiled walls, ladder style radiator, wall mounted mirror with inset LED light and window to the side elevation.

OUTSIDE

The property sits back from the cul-de-sac with a dwarf brick wall forming the front boundary. A central lawn is surrounded by flower beds with a number of mature shrubs and trees. A concrete drive leads down the side of the property and to the garage.

GARAGE

Detached from the property with up-and-over door.

REAR GARDEN

The rear garden is of a size which would allow for ease of maintenance with a central lawn and well stocked flower borders. Accessed through a wrought iron gate from the driveway there is a purpose built bin store.

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

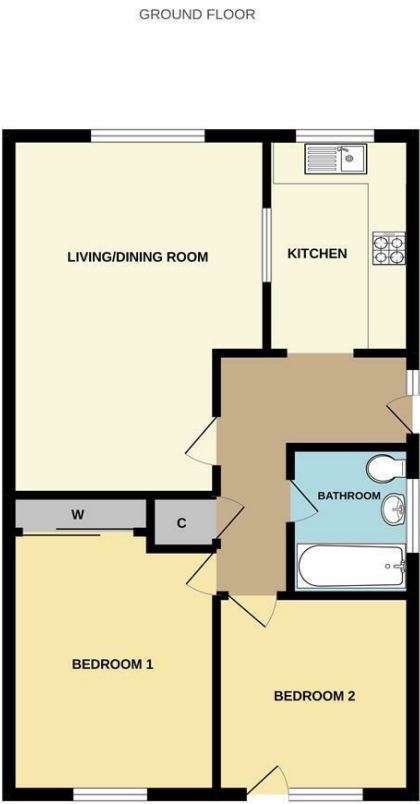
Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

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.



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 C0522