





The Property Specialists

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22 Ings Lane, Dunswell HU6 0AL
£220,000

- No onward chain
- Spacious and well-proportioned bungalow
- Beautifully tended large gardens
- Cul-de-sac position
- Off-street parking and garage
- Convenient for Kingswood, Beverley and Cottingham
- EPC Rating: Awaited
- Council Tax Band: C

A very well-proportioned and spacious bungalow situated on a generously sized and well tended plot with mature gardens. In a superb location close to the head of a cul-de-sac and offered to the market with no onward chain, the property boasts a large living room with flexibility of layout, two fully fitted double bedrooms, a breakfast kitchen, modern house bathroom, conservatory and wide and welcoming entrance hall. With a generous amount of off-street parking and large garage, the property has a beautiful South facing rear garden.

LOCATION

The property is located on the cul-de-sac forming Ings Lane in the village of Dunswell and is also in an extremely convenient location for accessing the very broad array of amenities at Kingswood, with further ease of access down Dunswell Lane into Cottingham village, and North on Beverley Road to the centre of Beverley.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

uPVC glass panelled front door with further glass panels to the front and side elevation, and tiled floor.

ENTRANCE HALL

A wide and welcoming entrance hallway accessed through a timber glass panelled door with painted beams to the ceiling and two storage cupboards, one being an airing cupboard.

LIVING ROOM

21'11" x 10'5" (6.68m x 3.18m)
A very well-proportioned dual aspect room offering flexibility of layout with room for both living and dining room furniture. A brick fireplace has a gas feed and there is a window to the front elevation and a glass panelled door opening into the conservatory.

CONSERVATORY

6' x 11'2" (1.83m x 3.40m)
Southerly facing and with a fixed roof which will reduce the heat in Summer and also allow the room to be used throughout Winter. With windows overlooking the garden and a uPVC glass panelled door opening out onto the sun terrace.

BREAKFAST KITCHEN

16'5" x 8'9" (5.00m x 2.67m)
A modern fitted kitchen with Ash fronts and complementing matching laminate work surfaces and ceramic tile splashbacks, four ring stainless steel gas hob with extractor over, integrated oven, stainless steel one and a half bowl sink and drainer, porcelain tiled floor, integrated fridge, freezer and space for washing machine, cupboard housing the gas boiler, windows to three aspects and French doors opening out onto the sun terrace.

BEDROOM 1

11' x 12'9" (3.35m x 3.89m)
A spacious double bedroom and an extensive range of modern fitted wardrobes including dressing table, bedside units and headboard.

BEDROOM 2

11'11" x 9'11" (3.63m x 3.02m)
A double bedroom with modern fitted wardrobes and window to the rear elevation.

BATHROOM

8'6" x 5'3" (2.59m x 1.60m)
A three piece sanitary suite comprising panelled bath with electric shower over, low level w.c., pedestal hand wash basin, fully tiled walls, porcelain tiled floor and two windows to the side elevation.

OUTSIDE

The property is set back from the road with a brick sett drive leading between double wrought iron vehicular gates onto the driveway. The front garden has been laid under gravel for ease of maintenance with a number of mature shrubs and trees.

GARAGE

A large detached concrete sectional garage with up-and-over door, side courtesy door and window, and supplied with light and power.

REAR GARDEN

Of particular note on this property is the generously sized and beautifully tended rear garden. Being Southerly facing and having a wide sun terrace which is accessed both off the dining kitchen and the conservatory, there is a large central lawn which is surrounded by wide and well stocked flower borders. There are a number of ornamental trees and shrubs and the property has a fenced and hedged boundary which creates for a great level of privacy. Access can be gained to the rear garden via a lockable wrought iron gate with a pathway between the garage and the bungalow.

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.

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. Made with Metropix i2024