



QUICK&CLARKE
The Property Specialists

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20 Canongate, Cottingham HU16 4DG
£230,000

- Semi-detached true bungalow in popular location
- No forward chain
- In need of modernisation
- Two driveways, garage and enclosed garden
- Two/three bedrooms and Two bathrooms
- Lounge overlooking the garden
- Breakfast kitchen
- Viewing a must
- Council tax band D
- EPC: D

Located within this highly regarded residential area and within ease of reach of the village centre, this semi-detached true bungalow awaits its new owners to add their own stamp!

Offered with no chain, the property has majority double glazing and in brief comprises entrance porch, hallway, lounge overlooking the rear garden, breakfast kitchen, two double bedrooms, one of which has an en-suite shower room, family bathroom, day room/bedroom 3 overlooking the rear garden, small utility area and integral garage. With two driveways and enclosed garden the property, whilst in need of modernisation, offers so much potential. Viewing is highly recommended.

LOCATION

Canongate is located within the centre of the village. Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

uPVC double glazed French doors and side windows lead into the entrance porch.

ENTRANCE HALLWAY

Door with glazed inserts leads into the entrance hallway with picture window to the side elevation.

LOUNGE

13'7 x 11'5 (4.14m x 3.48m)
uPVC double glazed French doors with side windows to the rear elevation and uPVC double glazed window to the side elevation. Tiled fireplace and TV aerial point.

BREAKFAST KITCHEN

11'10 x 10'4 (3.61m x 3.15m)
Fitted base and wall units and provision for cooking. uPVC double glazed window to the rear elevation.

BEDROOM 1

10'1 plus doorwell x 9'7 to wardrobes (3.07m plus doorwell x 2.92m to wardrobes)
uPVC double glazed picture box bay window to the front elevation, fitted wardrobes and sliding door into en-suite.

EN-SUITE SHOWER ROOM

Three piece suite having independent shower cubicle, low level WC and pedestal wash basin. Window to the side elevation.

BEDROOM 2

12'2 max x 10'3 max (3.71m max x 3.12m max)
uPVC double glazed window to the front elevation, fitted wardrobes and airing cupboard.

BATHROOM

6'5 x 6'4 (1.96m x 1.93m)
Three piece suite comprising panelled bath, pedestal wash basin and low level WC. Window to the side elevation.

BEDROOM 3 / DAY ROOM

14'6 x 9'1 (4.42m x 2.77m)
uPVC French door and uPVC door to garden along with uPVC double glazed window overlooking the southerly facing garden.

LOBBY / UTILITY AREA

Fitted cupboards and door into the integral garage.

INTEGRAL GARAGE

Electric up & over door, power and light.

EXTERNAL

To the front of the property there are two driveways with gated entry into the garden.

The rear garden is of a southerly aspect and is predominantly laid to lawn and of an established appearance with timber garden shed.

AGENTS NOTES

The boiler has been condemned and the tank in the loft has corroded so this will require attention.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property had gas central heating to which is now condemned.

DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

TENURE

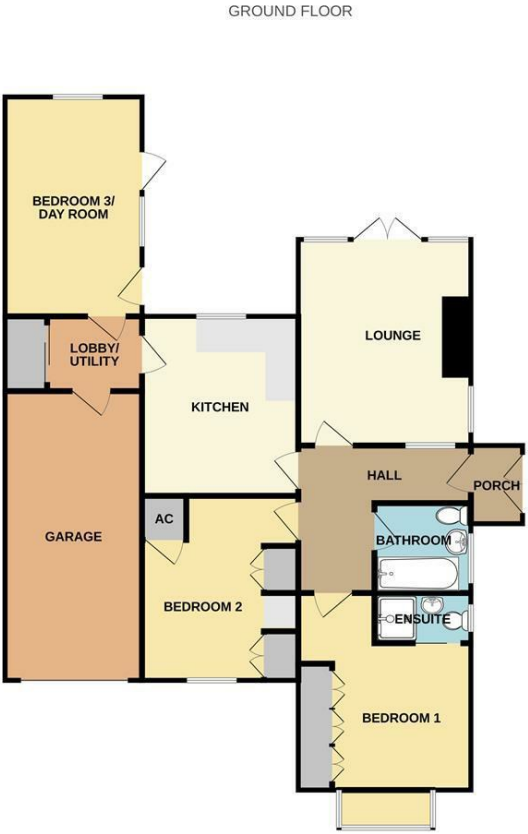
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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 floorplan 02023