





The Property Specialists

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6 Hornbeam Drive, Cottingham HU16 4RU
Offers Over £315,000

- Detached true bungalow
- No onward chain
- Beautifully presented throughout
- Two double bedrooms
- Four piece bathroom
- Through lounge and conservatory
- Modern fitted breakfast kitchen
- Well-tended gardens
- Driveway and garage
- Council tax band D. EPC rating awaited.

Located within this highly regarded residential area and occupying a superb plot at the edge of the development, we are delighted to offer to the market this well-presented detached true bungalow. The property offers space and versatility and with no onward chain, is ready to simply move in.

A welcoming entrance hallway greets you, through lounge with dual aspect windows and bifold doors into the conservatory which enjoys splendid views over the rear garden. Modern fitted breakfast kitchen with built-in appliances, two double bedrooms both of which have fitted wardrobes, and a superb modern four piece bathroom. The gardens are beautifully presented and create great outdoor space. A private block sett driveway provides off-street parking and leads to the single garage.

This property truly warrants an early viewing!

LOCATION

Hornbeam Drive is located off Priory Road which has ease of access to the village of Cottingham.

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 HALLWAY

A uPVC door with glazed inserts and side window leads into the entrance hallway having two storage cupboards.

LOUNGE

21' x 12'1 (6.40m x 3.68m)
uPVC double glazed picture bay window to the front elevation and uPVC double glazed window to the side elevation. uPVC bifold doors lead into the conservatory. TV aerial point and recessed fireplace with raised marble hearth and living flame fire.

BREAKFAST KITCHEN

13'7 x 10'10 (4.14m x 3.30m)
uPVC double glazed window and door to the rear elevation. An extensive range of shaker style base and wall units with worksurfaces and tiled splashbacks. Single electric under-counter oven with ceramic hob and stainless steel chimney extractor, sink unit with drainer and mixer tap. Space for under-counter fridge, space and plumbing for washing machine and attractive tiled flooring.

CONSERVATORY

10'10 x 10'5 (3.30m x 3.18m)
Being of a uPVC and brick construction with orangery style glass roof.

BEDROOM 1

12'4 x 12'4 (3.76m x 3.76m)
uPVC double glazed windows to the front and side elevation along with fitted wardrobes.

BEDROOM 2

11'8 x 9'11 (3.56m x 3.02m)
uPVC double glazed windows to both the rear and side elevations and fitted wardrobe.

BATHROOM

8'10 x 7'8 (2.69m x 2.34m)
Modern four piece white suite enjoys wash basin, low level WC, panelled bath and walk-in shower. Full height decorative tiling to walls, tiled floor and two uPVC double glazed windows to the rear elevation.

EXTERNAL

To the front of the property there is a walled boundary and an enclosed garden. A block sett driveway to the side provides access to the detached garage. Entry can be gained into the rear garden at both sides of the property.

The rear garden is beautifully tended with a patio surrounding the property and a lawned garden. There are also raised planters and gravelled surround which would be great for a vegetable or fruit plot.

GARAGE

22'9 max decreasing to 7'10 (6.93m max decreasing to 2.39m)
Up & over door, power and light, rear personnel door which leads out into the rear garden.

SOLAR PANELS

The property has solar panels which we believe have a feedback tariff. Further details to follow.

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

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.

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