Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk

82 St. Margarets Avenue, Cottingham HU16 5NB

Guide Price £370,000

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- Mature westerly facing garden
- Substantial detached bungalow
- Flexibility of layout
- Attractively presented throughout
- Extensive parking and garage
- No onward chain
- Convenient for amenities and hospital
- Council Tax: Band E
- EPC: D

A beautiful detached bungalow situated on a large and mature plot and benefitting from a Westerly facing garden. Having been much loved and updated and enhanced over time, the property is offered to the market with no onward chain.

Situated in a 'leafy' area of Cottingham convenient for the village amenities, hospital and also the road network, the property is surrounded by properties of equal architectural merit.

Offering the flexibility of three bedrooms, 2 reception rooms, the property also has a large drive and a large tandem garage.

LOCATION
The property is located on the South Western side of St Margaret's Avenue close to its junction with Southwood Road. This is a superb position lying between the amenities in the centre of Cottingham and the hospital and also allows ease of access onto the major road network.

ENTRANCE HALL
11'11" x 9'7" (3.63m x 2.92m)
A wide and welcoming entrance hall with a modern uPVC front door with glass panel. A feature of the entrance hall is the double sided wood burning stove which is shared with the living room.

LIVING ROOM
13'4" x 11'11" (4.06m x 3.63m)
A dual aspect room with windows to front and side and wide archway leading directly through to the dining/kitchen and wood burning stove shared with the entrance hall.

DINING KITCHEN
21'3" x 8'4" (6.48m x 2.54m)
Modern fitted kitchen with wall and base storage units with cream fronts, laminate work surfaces, four ring electric hob, integrated oven with extraction hood, stainless steel sink and drainer, space and plumbing for fridge freezer and washing machine, laminate flooring, ceramic tile splashbacks, windows to rear and side aspect and french doors opening out onto the Westerly facing rear garden.

BEDROOM 1
12'8" x 10'8" (3.86m x 3.25m)
A fabulous bedroom situated to the rear of the bungalow with French doors opening out onto the Westerly facing rear garden with range of built in wardrobes.

BEDROOM 2
12'11" x 10'11" (3.94m x 3.33m)
Windows to both front and side aspect.

BEDROOM 3
10'11" x 7'6" (3.33m x 2.29m)
Window to side aspect and shelving in alcove.

BATHROOM
8' x 6'10" (2.44m x 2.08m)
With modern pea shaped shower/bath with separate thermostatic shower valve over and pedestal hand wash basin, chrome heated towel rail, fully tiled walls, window to side elevation.

WC
6'10" x 3'1" (2.08m x 0.94m)
Comprising back to the unit WC with vanity shelf over, tiled walls, window to side elevation, laminate flooring.

FRONT OF PROPERTY
The property has an attractive frontage with a brick set drive leading up to the front of the property, providing ample parking for a number of cars and with an area of lawn to one side. The flower beds have been laid under decorative slate chippings for ease of maintenance, vehicular gates could provide access to the large westerly facing rear garden.

TANDEM DOUBLE GARAGE
24'2" x 9'5" (7.37m x 2.87m)
With up and over doors supplied with light powered courtesy door into the rear garden and window.

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.

REAR GARDEN
Very generously sized for a property of this type and with a brick set patio immediately adjacent to the dining kitchen. There are a further two seating areas, which make the most of the available sunlight within the garden.

There is also an open fronted covered seating area on the Northern aspect of the property, with a large area of lawn. There are wide and well stocked flower borders and also a shed and summer house.

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

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.
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