



# QUICK&CLARKE

The Property Specialists

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**7 Bondyke Close, Cottingham HU16 5ND**  
**£299,950**

- Semi-detached bungalow
- Low maintenance south facing rear garden
- Cul-de-sac location
- Beautifully presented throughout
- Two double bedrooms
- Stunning dining kitchen open to rear lounge
- Parking via the driveway and single garage
- Viewing a must!
- Council tax band D
- EPC rating awaited

Enjoying a prime cul-de-sac location and offering a superb plot with south facing gardens, we are delighted to present to the market this exceptional, refurbished, semi-detached true bungalow.

Beautifully presented throughout with an abundance of quality fixtures and fittings enjoying uPVC double glazing and gas central heating, the property has entrance hallway, two double bedrooms, rear sitting room opening out into a superb dining kitchen with built-in appliances and utility cupboard, low maintenance gardens, parking on the driveway and a single garage.

Waiting for its new owners to fully embrace living in what is a truly beautiful home in a great location. An early viewing is a definite must.

LOCATION

Bondyke Close is located off St Margaret's Avenue which can be accessed from Eppleworth Road and also from Castle Road. Ideally located for access to the village amenities.

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

To the side of the property a black composite door with chrome fitments and glazed inserts leads into the entrance hallway which has attractive wood laminate flooring and a useful storage cupboard.

DINING KITCHEN

17'10 x 11'7 decreasing to 10'5 (5.44m x 3.53m decreasing to 3.18m)  
An extensive range of ivory base units and larder units, wood effect worksurfaces, laminate flooring, sink unit, gas hob with double electric oven, integrated dishwasher and fridge freezer. Double doors conceal a utility cupboard which has space and plumbing for a washing machine and tumble dryer. uPVC double glazed French doors with side windows overlooking the rear garden and uPVC double glazed window to the side elevation.

SITTING ROOM

13'11 x 10'11 (4.24m x 3.33m)  
uPVC double glazed window enjoying splendid views over the south facing garden, electric flame effect log burner in a recessed fireplace with oak beam, and TV aerial point.

BEDROOM 1

15'1 into bay x 11'7 (4.60m into bay x 3.53m)  
uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side elevation, electric flame effect log burner and wood laminate flooring. This room is currently used as a second sitting room but was originally designed as Bedroom 1.

BEDROOM 2

13'11 x 10'11 (4.24m x 3.33m)  
uPVC double glazed window to the front elevation and fitted wardrobes.

SHOWER ROOM

uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys low level WC, wash basin set in modern vanity unit and independent shower cubicle. Tiled splashbacks to wet areas and linen cupboard which houses the gas central heating boiler.

EXTERNAL

To the front of the property is a private driveway which extends to the side and leads down to a single garage.

The rear south facing garden is beautifully designed for ease of maintenance, with slated and decking areas for seating and planted borders. The rear garden offers a relatively good degree of privacy.

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.

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 02024