















Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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16B Old Village Road, Little Weighton, Cottingham HU20

£159,950

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- Modern townhouse
- No onward chain
- Central village location
- Well presented throughout
- Two double bedrooms
- One bathroom
- Superb garden to rear
- Private parking to the front
- Council Tax Band: B
- EPC Rating: E

Located in this popular residential East Riding village and occupying a great position off the main street we are delighted to present to the market this well presented modern mid-townhouse. Offered with no onward chain the accommodation is positioned over three floors enjoying lounge, modern fitted kitchen with built-in appliances and double bedroom to the first floor with family bathroom and double bedroom to the second floor. To the front of the property is off street parking and to the rear is a good size garden providing great outdoor space. This property would be ideal for a first time buyer, somebody looking for low maintenance living or somebody looking for an investment opportunity to which an early viewing is an absolute must.

LOCATION
Located on the main street in Little Weighton ideal for the local shop and for regular bus services connecting to further afield and located within driving distance of the village centre of Cottingham and the historical market town of Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE
18'0" maximum x 10'7" (5.49m maximum x 3.23m)
A white uPVC door with glazed inserts leads into the lounge with uPVC double glazed window to the front elevation. Opening to:

KITCHEN
7'6" x 6'9" (2.29m x 2.06m)
With uPVC double glazed window to the rear elevation. White modern fitted base and wall units with work surfaces and tiled splashbacks. Ceramic hob with single electric oven, stainless steel sink unit with drainer, space for fridge freezer and space and plumbing for washing machine. Staircase leading to first floor accommodation.

FIRST FLOOR

LANDING
Having fixed staircase leading to the second floor.

BEDROOM 1
10'8" x 8'2" (3.25m x 2.49m)
uPVC double glazed window to the front elevation.

BATHROOM
10'8" x 6'10" (3.25m x 2.08m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys P-shaped bath with curved shower screen and thermostatic shower over, low level w.c. and pedestal wash hand basin. Tiled to wet areas. Linen cupboard.

SECOND FLOOR

BEDROOM 2
12'9" average into eaves x 10'8" max dec to 8'9" (3.89m average into eaves x 3.25m max dec to 2.67m)
Velux roof window to the rear elevation.

OUTSIDE
To the front of the property there is block sett parking.

To the rear of the property there is a raised patio garden with steps leading down to a superb lawned garden with fencing.

SERVICES
All mains services are available or connected to the property.

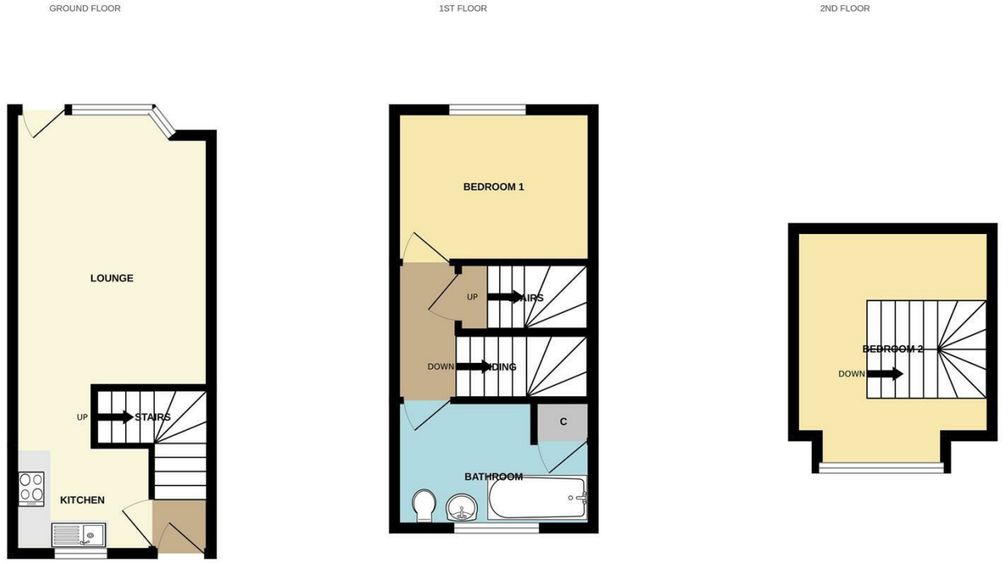
CENTRAL HEATING
The property benefits from a gas fired central heating system.

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.
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