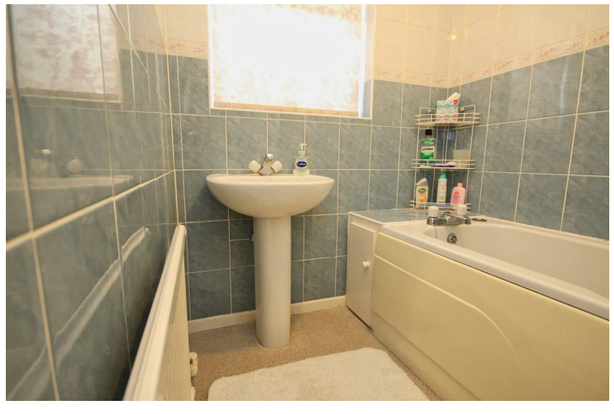

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
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36 Hornbeam Drive, Cottingham HU16 4RU

£265,000

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

- Detached bungalow
- Three bedrooms
- Approximately 960 sq ft
- Central heating and double glazing
- Southerly facing rear garden
- Excellent access to amenities
- Lovely open setting
- EPC: E

THE PROPERTY

A very well-proportioned detached three bedroomed bungalow, standing on a lovely plot in the heart of this most popular residential locality, and having the added benefit of a southerly facing rear garden.

Hornbeam Drive is in a great location for access to the centre of this extensive village and the array of amenities on offer, but offers a lovely feeling of open space as it overlooks a lovely grassed area.

LOCATION

Cottingham wears the proud title of the UK'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.

THE ACCOMMODATION COMPRISES

PORCH

French doors and quarry tiled floor.

ENTRANCE HALLWAY

Built-in cloaks cupboard, further airing cupboard housing hot water cylinder with electric immersion heater, and radiator.

LIVING ROOM

18'0" x 16'0" narrowing to 11'8" (5.49m x 4.88m narrowing to 3.56m)
Feature fireplace with gas fire point, PVCu sealed unit double glazed windows to two elevations and two radiators.

KITCHEN

10'0" x 9'10" (3.05m x 3.00m)
Base and eye level units with roll-edge worksurfaces incorporating an electric oven with gas hob, single drainer sink unit, PVCu sealed unit double glazed window to the front and personnel access door to the garage.

INNER HALLWAY

BEDROOM 1

14'10" x 10'4" (4.52m x 3.15m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'6" x 9'10" (3.51m x 3.00m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10'0" x 9'3" (3.05m x 2.82m)
Sealed unit double glazed patio door to rear garden and radiator.

BATHROOM

6'6" x 5'3" (1.98m x 1.60m)
Panelled bath with shower over and wash basin, tiled walls, PVCu sealed unit double glazed window and radiator.

SEPARATE WC

Low level WC, half tiled walls and PVCu sealed unit double glazed window.

OUTSIDE

The property is set in a cul-de-sac position well back from the road having open plan lawned garden and flower beds, along with a concrete driveway offering excellent off-street car parking facility. There are further lawns to the side and rear of the bungalow with planting beds and a greenhouse.

GARAGE

16'3" x 9'4" (4.95m x 2.84m)
Electric remote up & over door, light and power laid on and separate walk-in store.

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 to be Freehold (to 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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.

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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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.