



36 Sancton Close, Cottingham HU16 5LP
Offers Over £215,000

- Semi detached true bungalow
- Popular location
- No forward chain
- Three bedrooms
- Spacious lounge
- Modern kitchen and utility room
- Modern shower room
- Covered entrance offering further potential
- Integral garage, parking and gardens
- EPC: D

Located within this highly regarded residential area and offered to the market with no forward chain, this well presented aesthetically pleasing semi detached true bungalow is literally a "tardis" offering spacious accommodation to which an early viewing is a must.

Enjoying uPVC double glazing and gas central heating, the property has covered entrance hallway which could easily be used as a further reception or study area, kitchen, spacious lounge with modern fireplace, inner hallway which leads to three bedrooms, modern wet room and utility room. The gardens are well tended and provide great outdoor space, and there is private parking to the front leading to the integral garage. Now awaiting its new owners to fully enjoy living here as much as the current owner has, make this the top of your viewing list.

LOCATION

Located off Green Lane, Sancton Close is off The Wolds and is ideally located for access to the village centre, local bus services and Castle Hill Hospital.

Cottingham lays claim to the title of England’s largest village in terms of population. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into a covered entrance hallway, doors lead into the inner hallway and the kitchen.

KITCHEN

11'2 x 7'10 (3.40m x 2.39m)
uPVC double glazed window to the front elevation, modern fitted white base and wall units with worksurfaces and tiled splashbacks. Stainless steel gas hob and extractor, stainless steel electric oven, 1 1/4 bowl sink unit with drainer and mixer tap, and fitted storage cupobard.

LOUNGE

16'9 x 11'11 (5.11m x 3.63m)
uPVC double glazed window to the front elevation, modern fireplace with granite back and hearth incorporating an electric flame effect fire, and TV aerial point.

INNER HALLWAY

Providing access to all bedrooms and wet room. A door provides access to the utility room and there is a personnel door into the garage.

BEDROOM 1

12'2 to wardrobes x 8'7 (3.71m to wardrobes x 2.62m)
uPVC double glazed window enjoying views over the rear garden, modern fitted wardrobes incorporating drawers providing hanging and storage facilities.

BEDROOM 2

9'1 to wardrobes x 8'8 (2.77m to wardrobes x 2.64m)
uPVC double glazed window to the rear elevation, modern fitted wardrobes with drawers providing hanging and storage facilities.

BEDROOM 3

8'11 x 8'7 (2.72m x 2.62m)
uPVC double glazed window to the rear elevation.

UTILITY ROOM

8'6 x 5'1 (2.59m x 1.55m)
uPVC double glazed window and door leading out into the rear garden, fitted cupboards, sink unit with drainer and mixer tap, space and plumbing for washing machine, space for tumble drier.

WET ROOM

6'4 x 5'5 (1.93m x 1.65m)
Contemporary three piece suite in white enjoying walk-in showering area, low level WC and pedestal wash hand basin, all beautifully tiled with feature decor tiling and non-slip flooring.

EXTERNAL

To the front of the property is an open plan low maintenance garden and private driveway providing off street parking and leading to the integral garage.

The garage has up and over door and personnel door leading in to the inner hallway and utility area.

The rear garden is of good proportions and enjoys a lawned garden with gravelled patio, potting shed and summerhouse, providing great space to relax and enjoy outdoor living.

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 majority uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

We believe the Council Tax Band for this property is Band C.

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



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 Measure 12/02