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

QUICK&CLARKE
The Property Specialists

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161 New Village Road, Cottingham HU16 4ND

Offers in the region of £240,000

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- Superb true bungalow
- Requiring some modernisation
- Generously sized and well laid out
- Sought after village location
- No forward chain
- EPC: D

Very well proportioned and generously sized true bungalow situated in this sought after position. Requiring some modernisation, and offered with no forward chain, the property has huge potential. Rarely available in the current market place and with off-street parking and garage, the accommodation in brief comprises: Open plan living/dining room, two double bedrooms, breakfast kitchen, bathroom and rear conservatory.

LOCATION

The property lies on New Village Road close to its junction with Middle Dyke Lane. Situated on the Eastern side of the village of Cottingham the position provides ease of access to the major road network.

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 HALL

Of an L-shape and having a wooden front door with ornate glass panels, and access to the loft for storage.

OPEN PLAN LIVING/DINING ROOM

22'6" x 11'5" (6.86m x 3.48m)
A very well proportioned room allowing flexibility of layout and with a window to the front elevation. The focal point of the room is a gas fire set on a tiled fireplace with brick surround.

BREAKFAST KITCHEN

11'6" x 11'4" (3.51m x 3.45m)
A generously sized breakfast kitchen with wall and base storage units, laminate work surfaces and matching splashback, four ring electric hob with extractor over, integrated double oven, space and plumbing for fridge, freezer and washing machine, composite door, wall mounted modern gas boiler, window and door

CONSERVATORY

12' x 9'1" (3.66m x 2.77m)
Of a hardwood construction and with French doors leading out onto the rear garden.

BEDROOM 1

11' x 9'5" (3.35m x 2.87m)
Positioned to the front of the property and with window to the front elevation.

BEDROOM 2

9'2" x 10'11" (2.79m x 3.33m)
Window overlooking the rear garden.

BATHROOM

A modern three piece sanitary suite comprising vanity unit with back to the unit WC, semi recessed hand wash basin and panel bath. Window to the side elevation. Partially tiled walls.

GARAGE

19'2" x 8'8" (5.84m x 2.64m)
Electric up-and-over door and side window.

OUTSIDE

The property is set back from the road with a generously sized side drive leading up to the garage. Further parking has been created on the front garden, in total creating parking for at least four cars.

The rear garden is largely laid to lawn with a fenced perimeter and well stocked flower borders. A patio area lies adjacent to the conservatory.

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 hardwood 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.

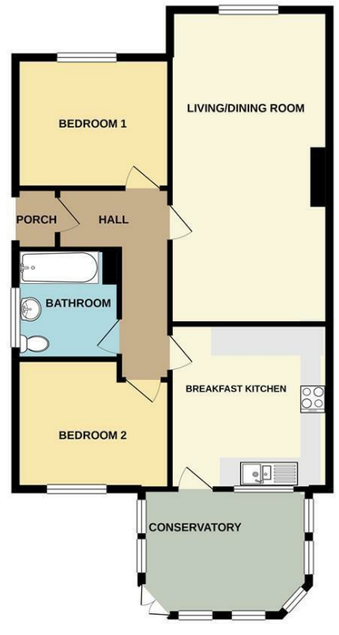
FINANCIAL SERVICES

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.