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

QUICK & CLARKE
The Property Specialists

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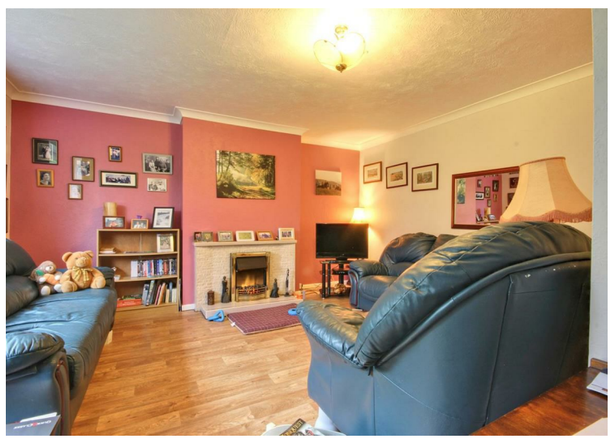

19 Hornbeam Walk, Cottingham HU16 4RS

£250,000

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- Semi-detached true bungalow
- No forward chain
- Well-presented throughout
- 2 double bedrooms
- Modern shower room
- Spacious lounge dining room
- Breakfast kitchen
- Beautiful low maintenance gardens
- Driveway and integral garage
- Council tax band C. EPC rating: C

Located within this highly regarded residential area and offered to the market with no chain, this semi-detached true bungalow sits on a superb low maintenance plot, with private driveway and integral garage.

The property enjoys uPVC double glazing and gas central heating and in brief comprises entrance porch to entrance hallway, spacious lounge dining room, fitted breakfast kitchen, two double bedrooms, modern shower room and beautiful low maintenance gardens which encase the property. Now awaiting its new owners, an early viewing is a definite must.

LOCATION

Hornbeam Walk is located off Hornbeam Drive which can be accessed from Priory Road. Within ease of reach of the village amenities, there is a walkway to the side of the property which leads onto Snuff Mill Lane providing access to Thwaite Street and straight into the village centre.

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

A composite door with glazed inserts leads into:

ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

With two storage cupboards.

LOUNGE DINING ROOM

17'11 decreasing to 12'11 x 15'4 max (5.46m decreasing to 3.94m x 4.67m max)
uPVC double glazed window enjoying views over the rear garden. Tiled fireplace with electric fire point, TV aerial point and wood style vinyl flooring.

BREAKFAST KITCHEN

13' x 9'11 (3.96m x 3.02m)
Fitted base and wall units with worksurfaces and splashbacks, sink unit with drainer and mixer tap, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer. uPVC double glazed windows to the rear and side elevations and uPVC door to garden.

INNER HALLWAY

Providing access to:

BEDROOM 1

13'5 x 10'6 (4.09m x 3.20m)
uPVC double glazed window to the front elevation and fitted wardrobe.

BEDROOM 2

10'11 x 10'10 plus doorwell (3.33m x 3.30m plus doorwell)
uPVC double glazed window to the front elevation.

SHOWER ROOM

8'1 x 6'2 (2.46m x 1.88m)
uPVC double glazed windows to the side elevation. Three piece modern white suite enjoys walk-in shower cubicle with aquaboard splashbacks, low level WC and pedestal wash basin.

EXTERNAL

To the front of the property is a private driveway providing access to the integral garage which has up & over door, power and light.

The low maintenance gardens encase the property to the side and rear, beautifully tended with all-seasons garden incorporating shrubbery and plants. There is a small garden shed and various seating areas. The rear garden offers a relatively good degree of privacy.

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.

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

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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