

QUICK & CLARKE
The Property Specialists

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2 Lawton Close, Cottingham HU16 5FX
£199,950

- Modern end town house
- Offered with the option of 25%, 50%, 75% and 100% share
- Well presented throughout
- Three bedrooms
- First floor bathroom
- Downstairs WC and utility room
- Modern dining kitchen
- Lounge
- Parking to the front and enclosed garden
- EPC Rating: B Council Tax Band: C

Enjoying a great position just off Park Lane, this well presented modern end town house is offered to the market. With an option to purchase 25%, 50%, 75% or 100% share of the property. Enjoying uPVC double glazing and gas central heating the property enjoys entrance hall, lounge, inner lobby with utility room off and WC, modern fitted dining kitchen with built in appliances and French doors to garden. To the first floor there are three bedrooms and a modern house bathroom. Parking is directly in front of the property and there is an enclosed rear garden providing great outdoor space. Viewing is a must to fully appreciate this great modern house!

LOCATION

The property is located off Park Lane within ease of access to the village centre.

Cottingham is listed as one 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

Door with glazed inserts leads into the entrance hallway with staircase leading to the first floor accommodation. Door into lounge.

LOUNGE

14'3" x 11'7" maximum (4.34m x 3.53m maximum) Having uPVC double glazed window to the front elevation. Access to understairs storage cupboard and t.v. aerial point.

INNER LOBBY

Providing access to the downstairs w.c.

DOWNSTAIRS W.C.

With two piece suite in white enjoying low level w.c. and pedestal wash hand basin. Wood laminate flooring.

UTILITY ROOM

Space and plumbing for washing machine and dishwasher.

DINING KITCHEN

14'8" x 10'6" (4.47m x 3.20m) Having uPVC sliding patio door leading out into the rear garden. uPVC door overlooking the garden. Fitted base and wall units with contrasting work surface, ceramic hob and single oven with extractor. Space for fridge freezer. Laminate flooring.

FIRST FLOOR

LANDING

With airing cupboard housing gas central heating boiler Access to loft via folding loft stairs. Lighting in loft.

BEDROOM 1

14'11" plus doorwell x 11'4" increasing to 14'8" (4.55m plus doorwell x 3.45m increasing to 4.47m) Two uPVC double glazed windows to the front elevation. Built-in cupboard with shelving.

BEDROOM 2

11'8" x 8'2" (3.56m x 2.49m) With uPVC double glazed window to the rear elevation.

BEDROOM 3

8'5" x 6'3" (2.57m x 1.91m) With uPVC double glazed window to the rear elevation.

BATHROOM

8'1" x 6'1" (2.46m x 1.85m) With uPVC double glazed window to the side elevation. Three piece modern suite in white enjoys panelled bath, pedestal wash hand basin and low level w.c. Gravity shower over bath. Tiled splashbacks to wet area and shower screen.

OUTSIDE

To the front of the property there is parking for two vehicles.

The rear west facing garden is enclosed and enjoys being predominantly laid to lawn with patio area, garden shed and offers a good degree of privacy.

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 Leasehold (this will be confirmed by the vendor's solicitor). See notes in Buyer's costs.

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

BUYER'S INFORMATION

This property is available on a shared ownership. 25%, 50%, 75% and also 100% share can be purchased.

For part ownership:

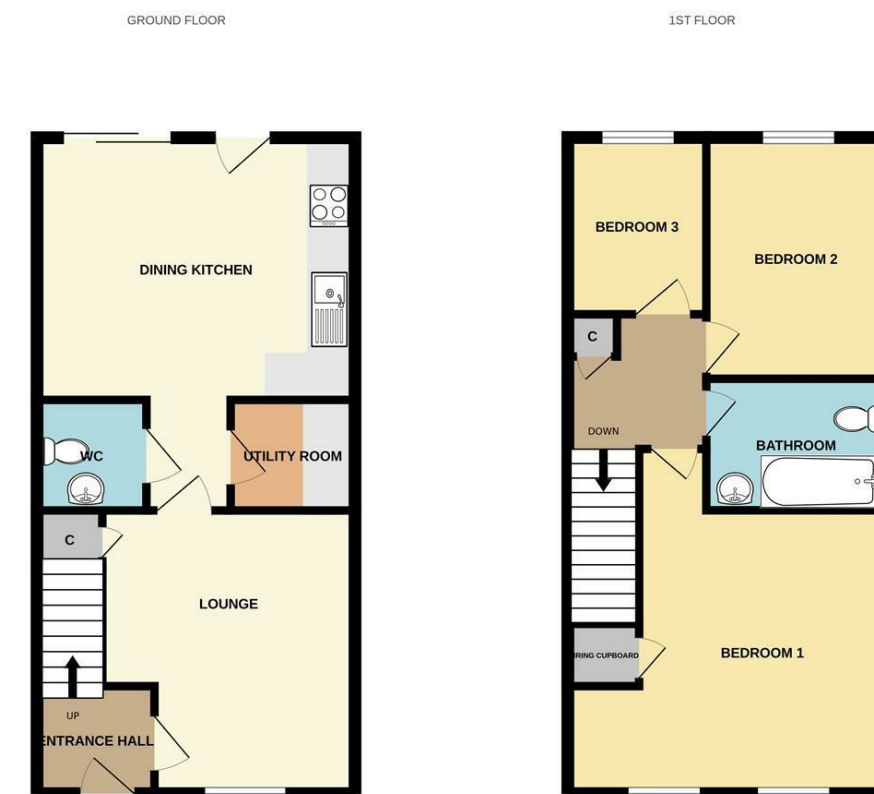
Buyers will need to visit gov.uk website to check their affordability for shared ownership. The new buyer will need to speak to Metro Finance to confirm they are able to proceed with the purchase. The new buyer will have an appointment to discuss everything they need to know about the shared ownership scheme and the home itself. WDH will ask the new Buyer to complete and sign a reservation form detailing the sales terms.

There are terms and conditions on resell of a shared ownership - further information will be provided from the agent and solicitor.

The property can be sold on a full 100% basis to which these terms do not then apply.

BUYER'S COSTINGS

If the property is purchased at 25% then currently the owner pays £4,710 per annum. They also pay £64.00 per annum for the service charge. These changes will alter dependant on the purchase price and also the percentage ownership. If the property is purchased at 100% then there will only be the service charge for communal areas.



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. Made with Metropix C0025