



**20 Goodmanham Way, Cottingham HU16 5LJ**  
**Offers Over £200,000**

- Full renovation / refurbishment project
- No onward chain - Vacant posession
- Potential to become a great family house
- Double storey extension plus attractive garden room
- Head of cul-de-sac position
- Driveway, carport
- One and a half sized garage
- Great potential
- EPC Rating: Awaiting
- Council Tax band C

Offering huge potential and requiring extensive renovation, this beautifully proportioned family house has already been extended with the addition of a large kitchen, superb garden room and big bathroom.

Situated at the head of a cul-de-sac in this extremely popular residential area which lies between Cottingham town centre and Castle Hill Hospital, the property also has a large car port and a one and half sized garage. Offered to the market with vacant posession, the property would be interesting to families and developers alike.

## LOCATION

The property is located at the head of the cul-de-sac forming Goomanham Way which is accessed off The Wolds via Holme Crescent on this extremely popular residential location which lies between Cottingham town centre and Castle Hill Hospital.

## THE ACCOMMODATION COMPRIMES

### GROUND FLOOR

#### ENTRANCE HALL

15' 7 x 5'11 (4.57m x 2.13m x 1.80m)

uPVC Front door with glass panel to one side. Stairs leading to the first floor accommodation.

#### DOWNSTAIRS CLOAKROOM

5'11 x 3'6 (1.80m x 1.07m)

Two piece sanitary suite comprising low level WC and pedestal hand wash basin, both in pink.

### LIVING ROOM

12'5 x 15'7 (3.78m x 4.75m)

A generous sized room with gas fire (untested) and bowed window to the front elevation. One step up into the dining area.

### DINING AREA

10'2 x 9'2 (3.10m x 2.79m)

Patio doors opening into the garden room and open plan into the kitchen.

### KITCHEN

21' x 9'1 (6.40m x 2.77m)

Benefiting from the extension, a generous sized kitchen currently offering a good range of wall and base storage units with Oak fronts and laminate work surfaces. Four ring electric hob with extractor over, integrated ovens, all untested. Double stainless steel sink and two windows to the rear elevation. Storage cupboard under stairs, integral door opening into the garage.

### GARDEN ROOM

18'7 x 10'10 reducing to 8'3 (5.66m x 3.30m reducing to 2.51m)

An attractive extension to the rear of the property and with French doors opening onto the garden. Windows to three sides and glass roof.

### FIRST FLOOR ACCOMMODATION

#### BEDROOM 1

15'6 x 11' (4.72m x 3.35m)

A range of fitted wardrobes, window to front elevation.

#### BEDROOM 2

11' x 10'1 (3.35m x 3.07m)

Window to rear elevation.

#### BEDROOM 3

8'8 x 7'5 (2.64m x 2.26m)

Window to front elevation.

#### BATHROOM

Separated into two distinct areas by the extension with a five piece sanitary suite comprising low level WC, pedestal hand wash basin, bidet, corner bath and shower cubicle. Window to rear elevation.

### GARAGE

22'8 x 16'6 reducing to 11'11 (6.91m x 5.03m reducing to 3.63m)

Electric up and over door (untested), window to rear elevation, overhead skylight, inspection pit and floor mounted gas boiler (untested).

### OUTSIDE

The property is set back from the head of the cul-de-sac with a brick sett leading under a car port to the garage. The front garden has a number of mature shrubs and trees.

Rear garden has a patio area adjacent to the garden room leading out onto a reasonable sized garden with a number of fruit and ornamental trees.

### SERVICES

All mains services are available or connected to the property. We are aware that this property has not had any of the services checked as is being sold by a deputyship and therefore any prospective buyer will need to carry out their own checks to ensure all services are available and working.

### 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



1ST FLOOR



**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 rooms and other areas are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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