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

QUICK&CLARKE
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# 9 Orchard Croft, Cottingham HU16 4HG

## Offers Over £240,000

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- Detached True Bungalow
- No forward chain!
- Outstanding with over 1,000 square feet
- Spacious Lounge/Dining Room
- Breakfast Kitchen
- Three Fitted Bedrooms
- Modern Shower Room
- Superb gardens with westerly aspect
- Driveway & Single Garage
- EPC: D

What a truly superb Detached TRUE Bungalow! Enjoying a prime location and offered to the market with no forwarding chain. Enjoying uPVC double glazing and gas central heating with over 1,000 square feet of beautifully styled and maintained accommodation. The accommodation enjoys Entrance Porch, Hallway, Breakfast Kitchen with Utility Area off, spacious Lounge/Dining Room enjoying views over the gardens, THREE fitted Bedrooms and modern Wet Room. The well maintained westerly facing Gardens encase the property and provide a good degree of privacy. The driveway provides off street parking and leads down to the single Garage. Viewing is simply a must!

## LOCATION

Orchard Croft is a small cul-de-sac of private residential properties located off Millhouse Woods Lane, ideally located for the village centre. 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 PORCH

7'8 x 3'5 (2.34m x 1.04m)
A uPVC door with glazed inserts leads into the entrance porch with windows to all aspects. A door leads into the entrance hallway.

## ENTRANCE HALLWAY

With two useful storage cupboards and doors providing access to all rooms.

## LOUNGE / DINING ROOM

26'7 into bay decreasing to 23'5 x 13'4 max (8.10m into bay decreasing to 7.14m x 4.06m max)
uPVC double glazed walk-in bay window with French doors opening out into the rear garden, and two uPVC double glazed picture windows to the side elevation. Modern white fire surround with granite back and hearth incorporating a living flame gas fire. Coving to ceiling and TV aerial point.

## BREAKFAST KITCHEN

13'3 x 9'8 (4.04m x 2.95m)
uPVC double glazed window to the front elevation. Modern white gloss fronted base and wall units with worksurfaces and tiled splashbacks. 1 1/4 bowl sink unit with drainer and mixer tap. Space for fridge freezer, space and plumbing for dishwasher. Stainless steel oven and microwave combination, gas hob with extractor. Attractive wood laminate flooring, door leading into the utility area.

## UTILITY AREA

With uPVC double glazed windows and roof. Space and plumbing for washing machine, lino flooring and door to garden.

## BEDROOM 1

9'9 plus doorwell x 11'3 to wardrobes (2.97m plus doorwell x 3.43m to wardrobes)
uPVC double glazed window to the rear elevation, fitted wardrobes incorporating drawers providing hanging and storage facilities, TV aerial point.

## BEDROOM 2

10' x 8'9 (3.05m x 2.67m)
uPVC double glazed window to the front elevation, fitted wardrobe providing hanging and storage facilities.

## BEDROOM 3

8'9 x 7'5 (2.67m x 2.26m)
uPVC double glazed window to the side elevation, fitted wardrobes providing hanging and storage facilties.

## WET ROOM

8'7 x 5'2 (2.62m x 1.57m)
uPVC double glazed window to the side elevation. Modern suite enjoying wash hand basin set in vanity unit with storage cupboard, low level WC with tiled splashbacks, and a wet area which has Aquaboarding and shower screen, along with non-slip flooring.

## EXTERNAL

The gardens are absolutely beautiful with a main westerly aspect. The property also enjoys an annual all-round garden predominantly laid to lawn with an array of shrubbery and plants, a seating area and offering a great degree of privacy.

A driveway provides off-street parking and leads down to a carport with attached brick built garage with up & over door, power and light.

## 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).

## COUNCIL TAX

The Council Tax Band for this property is Band D.

## 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.