



QUICK & CLARKE
The Property Specialists

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15 The Dales, Cottingham HU16 5JN
Offers Over £325,000

- Detached true bungalow
- No forward chain
- Spacious lounge overlooking the garden
- Breakfast kitchen
- Three bedrooms
- Bathroom
- Driveway & single garage
- Lovely West facing garden
- So much potential on offer
- EPC: C

Located within this most desirable residential area, we present to the market this aesthetically pleasing detached true bungalow. The property has been home to the same family for many years which truly speaks volumes about not only what a great property this is but also the location!

Presented with no chain the property now awaits its new owners to add their design flair within and create a modernised family home which possible potential to extend in to the roof (subject to planning). The property has gas central heating and the current footprint enjoys: Entrance Porch, Entrance Hallway, Spacious Lounge overlooking the rear garden, Breakfast Kitchen, Three Bedrooms and Bathroom. The well tended West facing garden provides great outdoor space and a good degree of privacy. The driveway provides off-street parking and leads to the Single Garage. Viewing is a must on what is truly a great property!

LOCATION

The Dales is located off Eppleworth Road and Green Lane, and lies within ease of reach of all the local amenities and facilities that Cottingham has to offer.

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.

THE ACCOMMODATION COMPRISES

A uPVC door with glazed inserts leads into:

ENTRANCE PORCH

uPVC double glazed window to the front elevation and door leading into:

ENTRANCE HALLWAY

Access to airing cupboard.

W.C.

Low level w.c.

LOUNGE

20'11" x 12'11" (6.38m x 3.94m)
uPVC double glazed window and uPVC door providing access to, and views over, the Westerly facing rear garden, stone fireplace and TV aerial point.

BREAKFAST KITCHEN

15'11" x 12' (4.85m x 3.66m)
uPVC double glazed window to the rear elevation, base and wall cupboards with drawers, provision for cooking and sink unit. A door leads out onto the driveway.

BEDROOM 1

14'1" x 12' (4.29m x 3.66m)
uPVC double glazed window to the front elevation.

BEDROOM 2

11'11" x 10'1" (3.63m x 3.07m)
uPVC double glazed window to the front elevation.

BEDROOM 3

12' x 9'4" (3.66m x 2.84m)
uPVC double glazed window to the side elevation.

BATHROOM

8'4" x 6'3" (2.54m x 1.91m)
uPVC double glazed window to the side elevation, three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath with tiling to wet areas.

OUTSIDE

To the front of the property there is a raised lawned garden with small dwarf wall.

A side resin laid driveway provides off-street parking for several vehicles and leads down to the single garage.

SINGLE GARAGE

Of a flat roofed construction with up-and-over door, power and light.

REAR GARDEN

The Westerly facing rear garden is well tended being of an established appearance and predominantly laid to lawn with stocked borders. Such great outdoor space.

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 majority 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 E.

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.



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.

While 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, fixtures and appliances shown have not been tested and no guarantee is given to their quantity or efficiency can be given. Made with Metropix CS23