



9 Cottage Green, Cottingham HU16 5GB
£139,950

- Over 55's development
- Fabulous generously sized bungalow
- Attractive & maintained gardens
- Two double bedrooms
- Built to allow for wheelchair access
- Attractive open plan layout
- Modern shower room
- EPC Rating: D

THE PROPERTY

A beautifully proportioned and generously sized bungalow, situated in this most attractive position at the head of a cul-de-sac and in a tucked away location affording a feeling of 'safety'. Surrounded by maintained gardens and with extensive lawns, the property is offered with no forward chain. The bungalow has a superb open plan and flowing layout which has been built with wheelchair access in mind and with two double bedrooms and a modern shower room. With the benefit of communal parking, viewing is highly recommended.

LOCATION

The property is in a superb position being at the end of a row of modern and architecturally interesting purpose built bungalows which are located behind Overton House Assisted Living Centre and located off The Garth and on the south side of Cottingham.

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

ENTRANCE LOBBY

6' x 4'7" (1.83m x 1.40m)
Having a wooden front door with a glass panel and a modern electric heater.

ENTRANCE HALL

A wide entrance hall which is open plan through to both the living room and dining kitchen. There is a cupboard to the rear which is shelved out for storage and houses a safe.

LIVING ROOM

14' x 12'2" (4.27m x 3.71m)
A well proportioned room having an attractive composite stone fireplace housing an electric fire with matching hearth, picture window to the front elevation and modern electric heater. A wide archway leads back into the entrance hall and the kitchen.

DINING KITCHEN

13'3" x 7'11" (4.04m x 2.41m)
A further well proportioned room with space for both kitchen and dining room furniture. The kitchen has a range of wall and base storage units with limed oak fronts and laminate work surfaces, ceramic tiled splashbacks, four ring electric hob, stainless steel integrated oven, sink and drainer, space and plumbing for a washing machine and fridge freezer and a window to the front elevation.

BEDROOM 1

11'6" x 9'11" (3.51m x 3.02m)
With a range of fitted wardrobes including matching bedside units and French doors opening out onto the rear garden.

BEDROOM 2

9'11" x 8' (3.02m x 2.44m)
Having fitted wardrobes with modern sliding fronts and a window to the rear elevation.

SHOWER ROOM

8'8" x 7'11" (2.64m x 2.41m)
With a three piece sanitary suite comprising walk-in shower enclosure, vanity hand wash basin and low level w.c., large storage/airing cupboard and ladder style radiator.

OUTSIDE

The property has an attractive frontage, being set back from the communal car park by a wide area of lawn which continues down the side of the property and to the rear. The maintained gardens create a beautiful environment which is enhanced by mature trees in the neighbouring properties. To the side is a shed and outside tap.

SERVICES

Mains electricity, water and drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

MAINTENANCE CHARGE

There is a maintenance charge of £96 per month to cover the upkeep of the gardens, the exterior of the building and the building's insurance (to be confirmed by solicitors).

VIEWING

Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.
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