



*26 Hornbeam Drive, Cottingham, East Yorkshire, HU16 4RU*

- 📍 Semi-Detached Bungalow
- 📍 Smart Accommodation
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = C

- 📍 Large Lounge
- 📍 Gardens, Drive & Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

£245,000

## INTRODUCTION

Offered for sale with no onward chain is this semi-detached bungalow which has well presented accommodation with the benefit of gas central heating and uPVC double glazing. The accommodation is depicted on the attached floorplan and briefly comprises an entrance porch, entrance hallway with storage cupboards, modern kitchen with appliances, spacious lounge with doors leading out to the rear garden, two double bedrooms and a modern shower room.

A lawned garden extends to the front and the driveway leads up to the single garage. The rear garden is lawned with patio established shrubbery and a large shed.

## LOCATION

Hornbeam drive is situated off Priory Road close to its junction with Newgate Street in Cottingham. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull city centre, the historic market town of Beverley or in a westerly direction towards the iconic Humber Bridge. Cottingham also has its own mainline railway station with direct access to London Kings Cross. Schooling for all ages is available, being both state and private.

## ACCOMMODATION

Entrance door to:

### ENTRANCE PORCH

With residential entrance door to:

### ENTRANCE HALLWAY

Spacious hall with coat cupboard and storage cupboard.



## KITCHEN

13'0" x 10'0" approx (3.96m x 3.05m approx)

Having a range of modern fitted base and wall units with contrasting worksurfaces, tiled splashbacks, one and a half sink and drainer with mixer tap, oven four ring gas hob, fridge, dishwasher and washing machine. Windows to side and rear. External access door to rear.



## LOUNGE

15'3" x 13'6" (extending to 17'9") approx (4.65m x 4.11m (extending to 5.41m) approx)

With feature fire surround housing an electric fire. Windows and French doors lead out to the rear garden.



### BEDROOM 1

15'7" x 10'5" approx (4.75m x 3.18m approx)

With fitted wardrobes, storage cupboard and window to front elevation.



### BEDROOM 2

11'1" x 11'0" approx (3.38m x 3.35m approx)

Window to front elevation.



### SHOWER ROOM

With modern suite comprising a walk in shower with glass panel, wash hand basin, bidet and low flush W.C. Tiled walls, heated towel rail and windows to side.



## OUTSIDE

A lawned garden extends to the front and the driveway leads up to the single garage within which is a loft access hatch to a large bordered loft.. The rear garden is lawned with patio established shrubbery and a large log cabin style shed.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

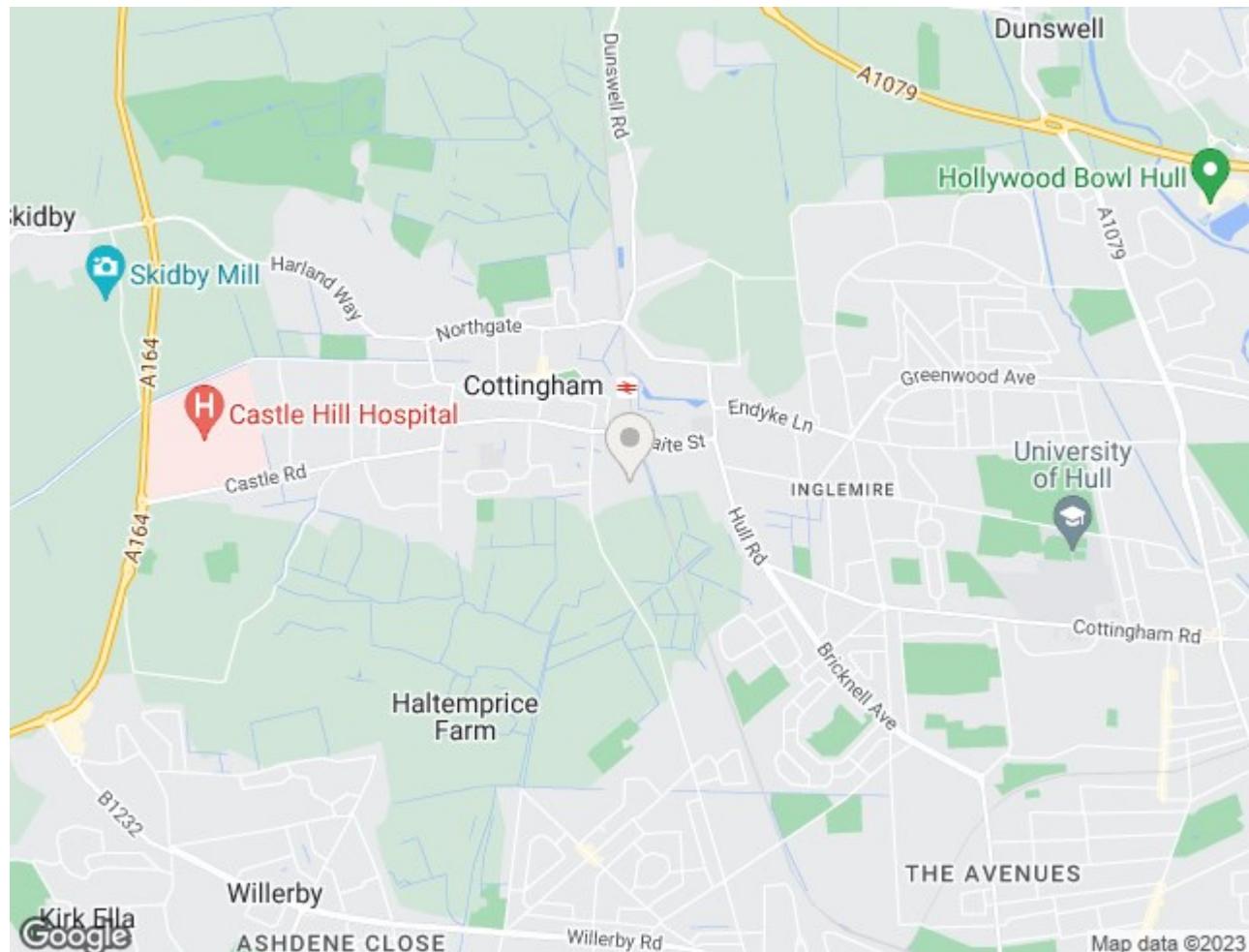
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



**Ground Floor**

Approx. 93.8 sq. metres (1009.4 sq. feet)



Total area: approx. 93.8 sq. metres (1009.4 sq. feet)

