



**Hutcheson Croft, Cottingham, HU16 5GW**  
Offers Over £265,000



Platinum Collection

## Hutcheson Croft, Cottingham, HU16 5GW

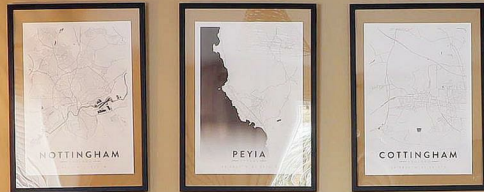
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Situated in a popular location of Cottingham, Hutcheson Croft presents a delightful opportunity to own a stunning detached house.

As you step into this lovely home, you are greeted by an entrance hall that leads you to a cosy lounge, and a dining kitchen, complete with built-in appliances. Situated in a new development, this property offers a contemporary lifestyle while being close to amenities and excellent road links,

The outdoor space is equally impressive, featuring low maintenance gardens, a driveway, and a brick-built garage,

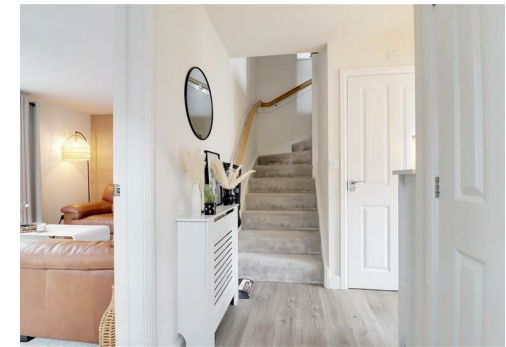
Don't miss the chance to make this house your home and experience the best of village living in Cottingham.



# Hutcheson Croft, Cottingham, HU16 5GW

## Key Features

- Situated on a Popular Development in Cottingham
- Excellent transport Links and Amenities.
- Three bedroom detached House
- Cloakroom, Ensuite Shower Room and Family Bathroom
- Lounge, Dining Kitchen with Built in Appliances
- Gardens, Driveway and Brick Built garage
- EPC - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## COTTINGHAM

Cottingham is reputed to be the largest village in England and is situated approximately five miles to the North of Hull City Centre and approximately six miles to the South of Beverley. Extensive and varied shopping facilities, local primary and secondary schooling and public transportation including a train station are offered within the village. Good road connections offer access to Hull, Beverley & the A63/M62 motorway link.

## ENTRANCE HALL

with a double glazed entrance door, radiator, LTV flooring, storage cupboard and staircase to the first floor

## CLOAKROOM/W.C.

with a two piece white suite, comprising, low flush WC, wash basin, radiator, extractor fan and down lighters.

## LOUNGE

15'7" x 10'9" (4.75m x 3.28m)  
with two double glazed windows to the front and side elevation and radiator.

## DINING KITCHEN

15'7" x 9'7" (4.75m x 2.92m)  
fitted with a range of base wall and drawer units with granite work tops and up stands, inset stainless steel sink unit with a mixer tap, split level oven and hob with a cooker hood over, integrated washing machine, dish washer and fridge freezer, enclosed gas central heating boiler, LTV flooring, down lighters, two double glazed windows to the rear and side elevation and double glazed French style doors onto the rear garden

## LANDING

with storage cupboard., access to the loft space, which is boarded with light and pull down ladder.

## BEDROOM 1

with double glazed window to the side elevation and radiator.

## ENSUITE SHOWER ROOM

with a three piece white suite, comprising shower cubicle, pedestal wash basin and a low flush WC, linoleum flooring, extractor fan and down lighters, heated towel rail, fully tiled and double glazed window to the front elevation.

## BEDROOM 2

8'10" x 8'9" (2.69m x 2.67m)  
with double glazed window to the front elevation, radiator and built in wardrobe.

## BEDROOM 3

8'10" x 6'3" (2.69m x 1.91m)  
with double glazed window to the rear elevation, radiator and built in office furniture.

## BATHROOM

with a three piece white suite comprising panelled bath, pedestal wash basin and a low flush WC, extractor fan, heated towel rail, linoleum flooring, half tiled and double glazed window to the front elevation and down lighters.

## EXTERNAL

To the front and side of the property there are lawn gardens. A block paved driveway leads to the garage with up and over door. and to the rear again is a mainly laid to lawn garden with patio, fencing forming boundary and gate.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

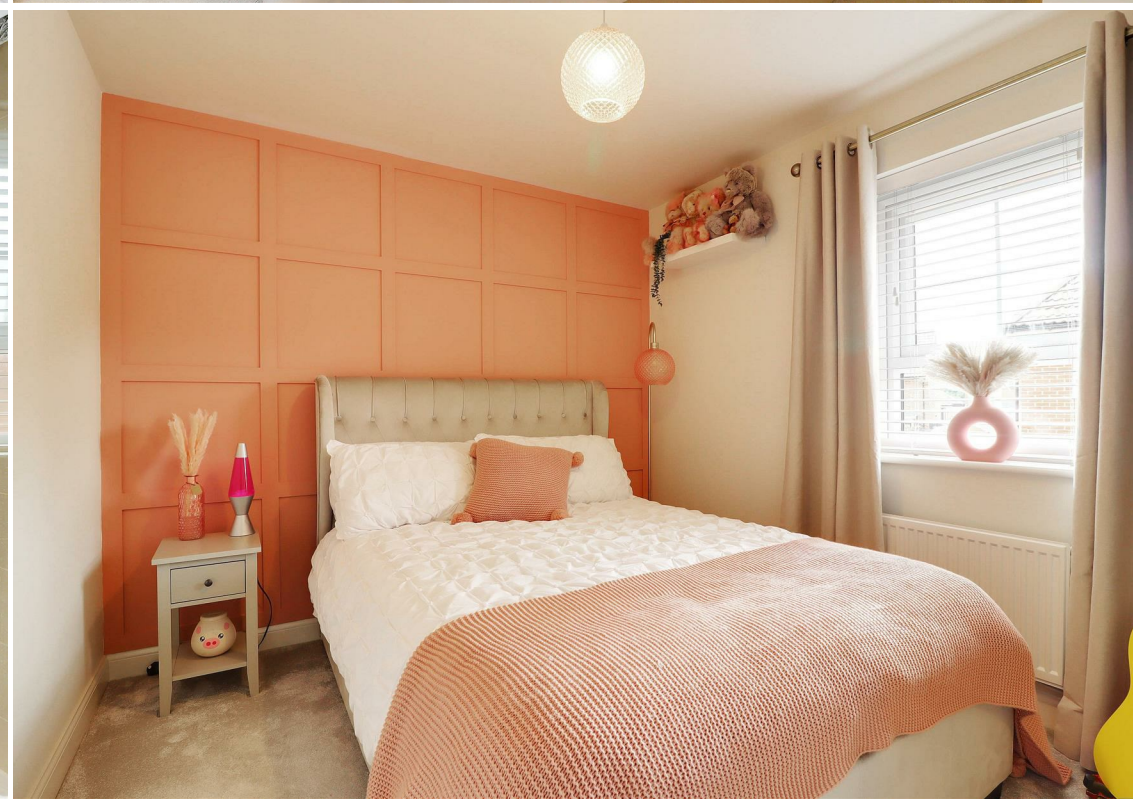
## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit



Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **AGENTS NOTES**

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

### **TENURE.**

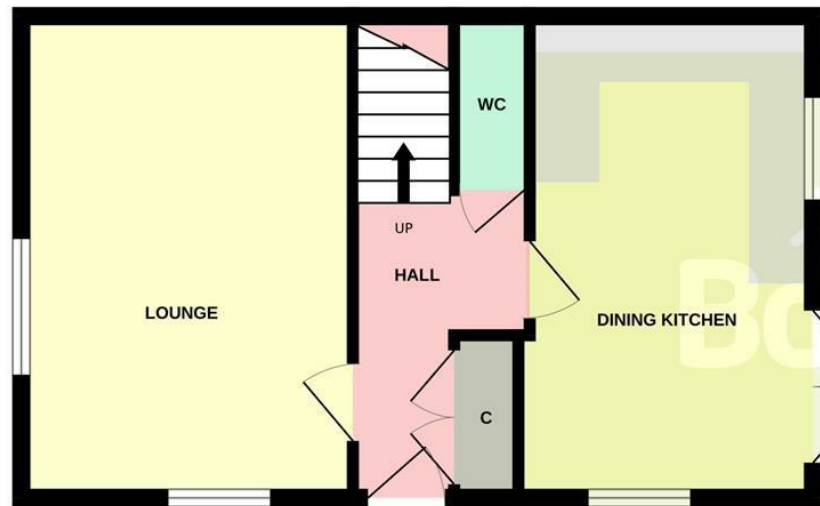
We understand that the property is Freehold. Estate Charges - These currently stand at £68.07 per annum for the general maintenance on the estate.



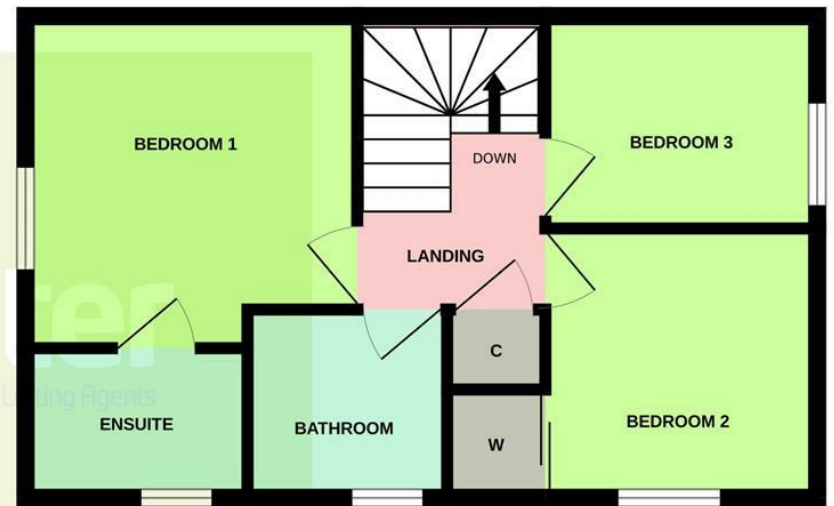




GROUND FLOOR



1ST 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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Estate & Letting Agents

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