



Haldenby Close, Cottingham, HU16 5UP
£320,000

Philip
Bannister
Estate & Letting Agents

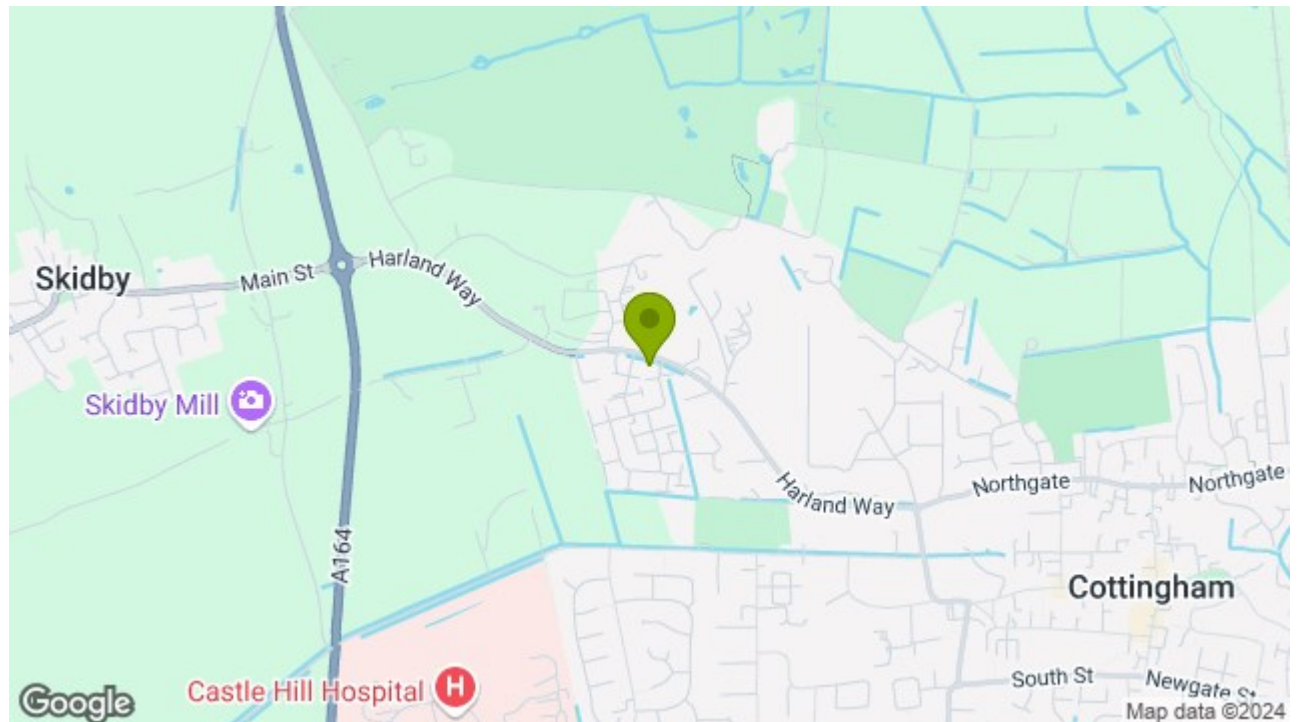
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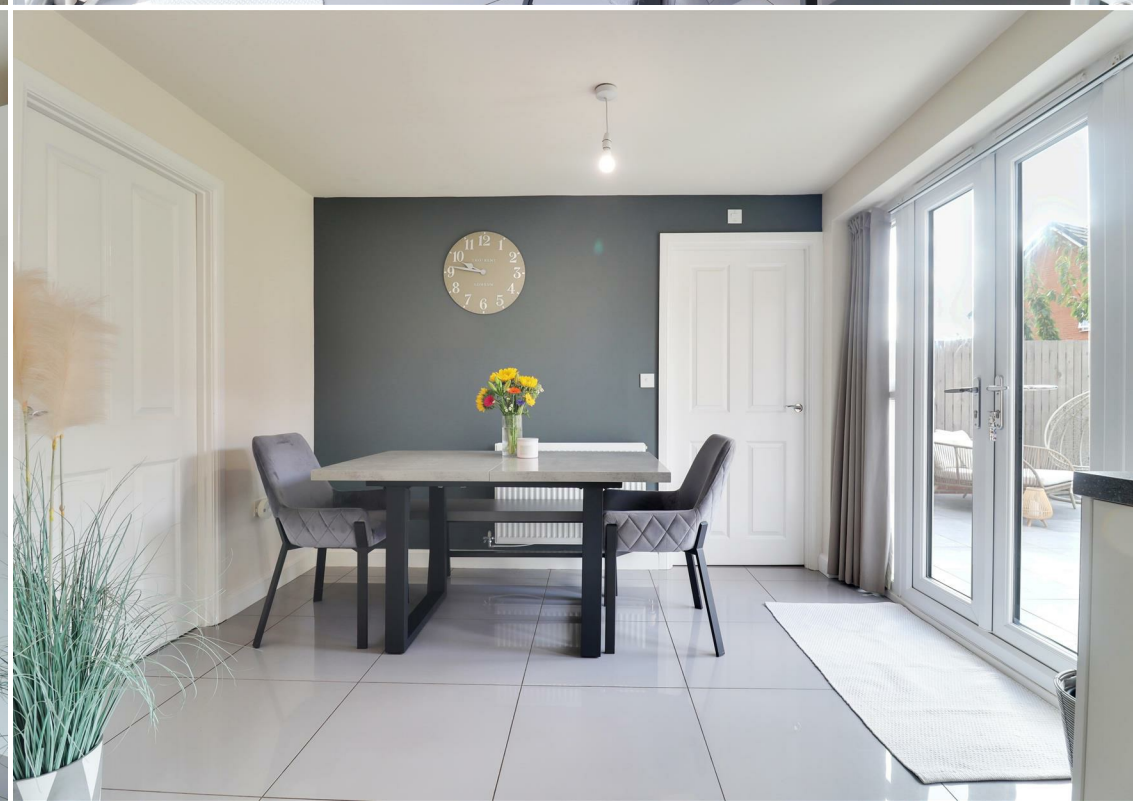
A fabulous detached modern family home. We are delighted to offer this wonderful property to the market, bursting with added extras and immaculately presented this home is ready and waiting for its next owner. Offering 4 double bedrooms, generous living accommodation, landscaped rear garden, a garage and off-street parking.

Key Features

- Stunning Detached Family Home
- Immaculately Presented
- 4 Double Bedrooms
- Landscaped Rear Garden
- Garage
- Off-Street Parking
- Contemporary Design Throughout
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with feature wall panelling, tiled flooring and storage under the stairs.

LIVING ROOM

16'1 x 10'9 max (4.90m x 3.28m max)
A beautifully presented and generous living space with window to the front elevation

DINING KITCHEN

17'3 x 10'4 max (5.26m x 3.15m max)
A fabulous dining kitchen with white gloss wall and base units, laminated work surfaces and upstands. Integrated appliances include a Fridge/Freezer, Electric Hob, Electric Oven, Extractor Fan and an Automatic Dishwasher. Further benefitting from ample dining space, tiled flooring French doors and a window to the rear elevation.

UTILITY ROOM

5'7 x 5'3 (1.70m x 1.60m)
With white gloss wall and base units, laminated work surfaces and plumbing for an automatic washing machine.

WC

5'3 x 3'2 (1.60m x 0.97m)
With low flush WC, wash hand basin and a window to the side elevation.

FIRST FLOOR;

BEDROOM 1

13'9 max x 13'4 max (4.19m max x 4.06m max)
A bedroom of double proportions with fitted sliding wardrobes, window to the front elevation and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a shower enclosure, low flush WC and a wash hand basin. Further benefitting from partially tiled walls and a window to the front elevation.

BEDROOM 2

10'5 max x 11'6 max (3.18m max x 3.51m max)
A further bedroom of double proportions with sliding fitted wardrobes and a window to the rear elevation.

BEDROOM 3

9'1 x 12'5 max (2.77m x 3.78m max)
Another double bedroom with sliding fitted wardrobes and a window to the front elevation.

BEDROOM 4

9'6 x 10'3 (2.90m x 3.12m)
A double bedroom with window to the rear elevation.

BATHROOM

Contemporary three piece bathroom suite comprising of a panelled bath with overhead shower, low flush WC and a wash hand basin. Further benefitting from a window to the rear elevation, partially tiled walls and a radiator.

EXTERNAL;

FRONT

With shaped lawn and a driveway providing off-street parking for 2 vehicles.

REAR

Superb landscaped rear garden with paved patio area, raised planters shaped lawn and timber fencing.

GARAGE

With up and over door, light and power supply.

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 E (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.

TENURE

We understand that the property is Freehold, however it is subject to an Estate Charge. This may incur addition costs when purchasing the property. Please seek advice from your legal representative.



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.

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.

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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

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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