

staniford
grays



11 Metcalfe Drive, Cottingham, HU16 5FP

Offers In Excess Of £215,000

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11 Metcalfe Drive

Cottingham, HU16 5FP

- NO UPWARD CHAIN
- NHBC WARRANTY REMAINING
- POPULAR LOCATION AND DEVELOPMENT
- DEDICATED PARKING TO FRONT
- END POSITION
- MODERN SEMI-DETACHED HOME
- PRIVATE REAR GARDENS
- KARNDÉAN FLOORING INTERNALLY
- VIEWING ADVISED

MODERN FAMILY HOME FOR SALE IN POPULAR COTTINGHAM DEVELOPMENT BEING LOCATED IN A DESIREABLE PLOT POSITION. NO UPWARD CHAIN!

Deceptively spacious with the benefit of three large bedrooms is this well styled family home. The arrangement of living space offers complete flexibility and comes suitable for a range of applicants looking for a popular Cottingham setting. Offering a select development of well specified homes offering modern family living, with an emphasis placed on comfort and convenience within a convenient setting.

The versatile living space comprises; Entrance Hall, Lounge leading through to a Dining/Kitchen with garden views and W.C. To the first floor a central landing gives access to two large double bedrooms (Ensuite to Master) and a further third bedroom and House Bathroom.

Externally dedicated parking is provided to the frontage with private rear gardens.

Metcalfe Drive benefits from a number of years remaining on the NHBC build warranty. With excellent proximity to local amenities with shops, schools and restaurants all nearby. The development is superbly located for quick and easy access to Hull, Beverley, the Humber Bridge and the M62/A63 Corridor.

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GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall providing access to the ground floor accommodation, staircase approach to first floor level, karndean flooring throughout ground floor and access to...

CLOAKROOM W.C.

with privacy window and low flush W.C. and wash hand basin.

RECEPTION LOUNGE

14'4" x 12'4" (4.38m x 3.76m)

Bright and spacious internally with a storage cupboard and window to the front elevation and pleasant outlook beyond.

DINING KITCHEN

15'4" x 9'1" (4.68m x 2.78m)

A fantastic open plan kitchen dining area with immaculate white wall and base units, contrasting dark work surfaces and a tiled splashback. Integrated appliances include an Electric Oven, Gas Hob, Extractor Fan and an Automatic Dishwasher, Automatic Washing Machine and Fridge/Freezer. Also benefitting from ample dining space, karndean flooring, window and French Doors to the rear elevation.

FIRST FLOOR

LANDING

with access provided to three generously sized bedrooms and storage cupboard.

PRINCIPAL BEDROOM

12'0" x 9'6" (3.68m x 2.90m)

A bedroom of double proportions with a storage cupboard, access to the en-suite and a window to the front elevation.

ENSUITE SHOWER ROOM

Smartly appointed throughout with a three piece suite comprising of a Shower Cubicle with electric shower console, Low Flush WC and a Wash Hand Basin.



BEDROOM 2

7'10" x 9'0" (2.39m x 2.76m)

A further bedroom of double proportions with window to the rear elevation.

BEDROOM 3

8'5" x 6'0" (2.59m x 1.84m)

A single bedroom with fitted hanging rails and a window to the rear elevation.

HOUSE BATHROOM

With a three piece suite comprising of a Panelled Bath, Low Flush WC and a Wash Hand Basin. Further benefitting from a radiator and a window to the side elevation.

EXTERNAL

Ideal for first time buyers and families alike. This family home benefits from an offset roadside position, in turn leading to the dedicated driveway and access.

With ample parking provision. The gardens benefit from a sun terrace and side gate with a laid to lawn grass section with further close boarded fencing offering excellent levels of privacy and seclusion throughout.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

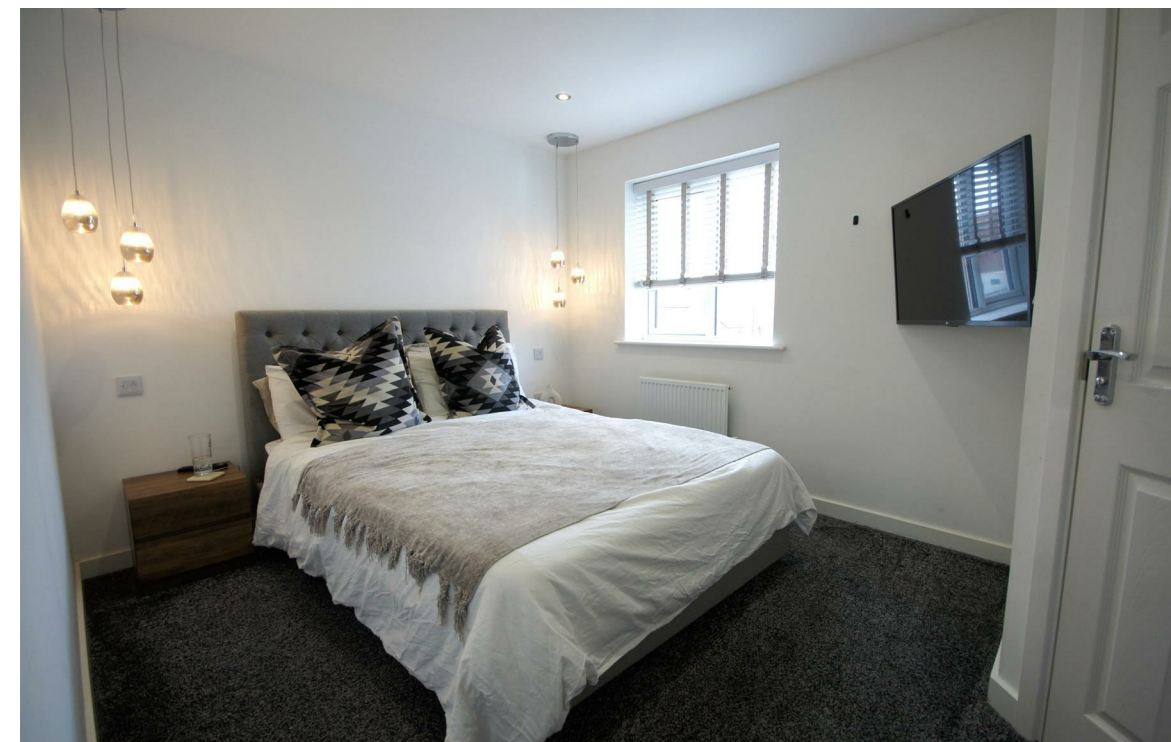
Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

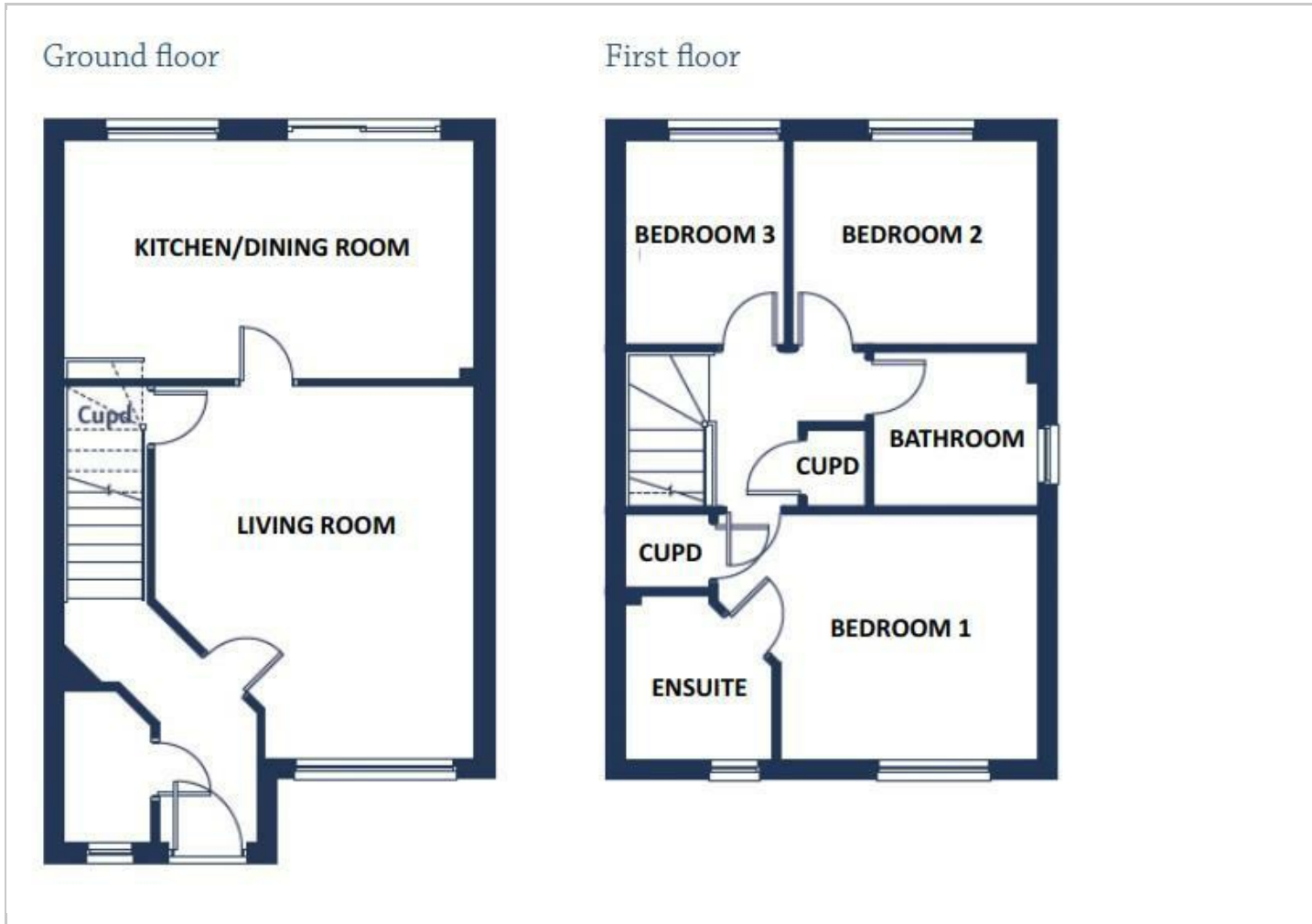
WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

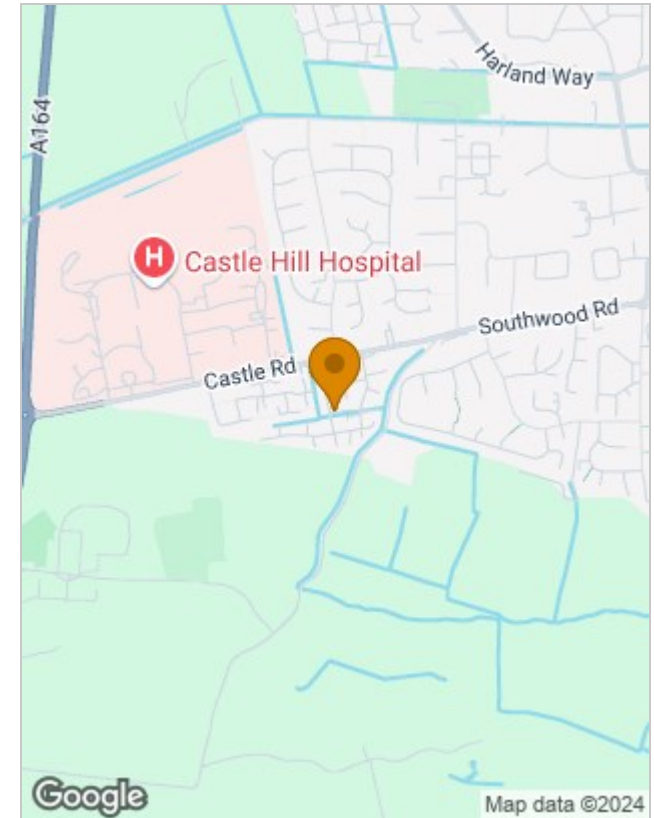




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(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	

Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.