

staniford
grays



5 Whitehead Garth, Cottingham, HU16 5FW

Asking Price £299,950





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Cottingham, HU16 5FW

- MODERN SCRUTON HOME
- DISCREET END OF CUL-DE-SAC POSITION
- DETACHED GARAGE AND PARKING FOR MULTIPLE VEHICLES
- PRIVATE SOUTH FACING REAR GARDENS
- VIEWING ADVISED
- WELL SPECIFIED PROPERTY
- 6 YEARS REMAINING ON NHBC BUILD WARRANTY
- 3 GENEROUS BEDROOMS
- OPEN PLAN DINING KITCHEN WITH UTILITY ROOM

IMMACULATE AND WELL SPECIFIED HOME WITH MODERN STYLING THROUGHOUT. SUITABLE FOR GROWING FAMILIES AND DOWNSIZERS ALIKE.

Boasting a pleasant street scene and contemporary design and enjoying excellent levels of privacy set within this executive scheme of delightful properties, all within a convenient and discreet Cottingham location.

The immaculately presented living space benefits from good levels of roadside appeal with accommodation provided to two floor levels. Constructed in 2021 by local and reputed developers Scrutons, the living space comes ideally suited for families and occupiers looking for ready to move in appeal.

The versatile ground floor layout comprises of Entrance Hallway, Reception Lounge, Open Plan Kitchen and Dayroom with Utility Room beyond and Cloakroom W.C. To the first floor level a landing gives access to Three double Bedrooms including a Master Bedroom with En-suite provision and Family Bathroom.

External parking is offered to a front driveway with access to a detached garage and enclosed rear garden.

Available for immediate inspection with viewing advised given the upgraded interior and end plot position.

6 years (approx.) remaining on the NHBC build warranty.



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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance to this immaculately appointed, well styled property, accessed via composite entrance door, staircase approach to first floor level with balustrade and spindles, Kardean flooring, understairs storage cupboard. Provides access to ground floor reception rooms, cloakroom/w.c and dedicated recessed study area to the hallway itself.

CLOAKROOM / W.C

With low flush w.c, inset hand basin with tiling to splashback.

RECEPTION LOUNGE

With walk-in uPVC double glazed window, a central focal point is provided via a fitted entertainment and storage shelving to one full wall length.

14'5" x 10'0" (4.40 x 3.05)

LIVING / DINING KITCHEN

(at longest and widest point)

Immaculately appointed, being open plan, enjoying excellent levels of natural daylight, with French doors leading to patio terrace, Kardean flooring, inset spotlights to ceiling, a range of fitted contemporary style wall and base units with contrasting work surfaces over, inset anthracite laminate one and a half bowl sink and drainer with mixer tap, induction hob with extractor canopy over, double AEG oven, integrated slimline dishwasher and full height integrated fridge freezer. To the alternate room length ample space is provided for dining table and chairs creating an overall feel of space, with full view of the rear garden. Provides access to...

16'11" x 10'9" (5.17 x 3.30)

UTILITY ROOM

With uPVC double glazed window to side, a number of storage cupboards, plumbing and space for washing machine and dryer, wall mounted combination boiler concealed within cabinetry.

FIRST FLOOR

LANDING

With uPVC double glazed window to side, deep shelved storage cupboard, access provided to three double bedrooms.

BEDROOM ONE

With uPVC double glazed window to the front outlook, panelled wall detailing offering a traditional flourish, of double bedroom proportions and suitably sized to accommodate freestanding bedroom furniture, with cupboard access and storage also.

11'7" x 9'10" (3.55 x 3.00)

EN SUITE SHOWER ROOM

With uPVC privacy window to front elevation, porcelain wall tiling in marble finish, kardean flooring, corner shower cubicle with showerhead and console, low flush w.c, inset basin to vanity unit offering additional storage, heated towel rail, inset spotlights to ceiling.

BEDROOM TWO

With uPVC double glazed window to the rear elevation, suitably sized to accommodate double bed and freestanding bedroom furniture.

11'7" x 8'6" (3.55 x 2.60)

BEDROOM THREE

Again, boasting double bedroom proportions with uPVC double glazed window to the rear.

10'4" x 7'7" (3.15 x 2.32)



HOUSE BATHROOM

With uPVC privacy window, modern wall tiling, panel bath with showerhead and console, concealed low flush w.c, inset basin to vanity unit offering additional storage, heated towel rail, inset spotlights to ceiling and kamdean floor coverings.

OUTSIDE

Whitehead Close remains conveniently positioned within walking distance of Cottingham village centre, offering a discreet and modern new build development of a select number of well styled and contemporary designed homes.

The subject dwelling itself benefits from an end of cul-de-sac position, with detached garage with up and over garage door and full power and lighting, offering dedicated parking to the side.

Access is granted to the property via a brick set driveway with landscaped front garden area extending around the side of the property, with a pathway leading from the immediate building footprint.

This family home benefits from striking architectural design with brick detailing and clad external façade, boasting excellent levels of roadside appeal.

Gated access is provided to the south facing rear gardens enjoying full sunshine and in turn leading to a private and generously sized laid to lawn grass section, with pathway extending from the building footprint, leading down to an extended stone patio area suitably for outdoor dining, fenced fence to the side perimeter boundary, external tap, lights and power sockets.

AGENTS NOTE

The vendors have upgraded the interior creating an immaculately appointed and ready to move in family home, with approximately six years remaining on the NHBC build warranty.

FIXTURES AND FITTINGS

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

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

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

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

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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.

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. For full details please contact the selling agent.



Floor Plans



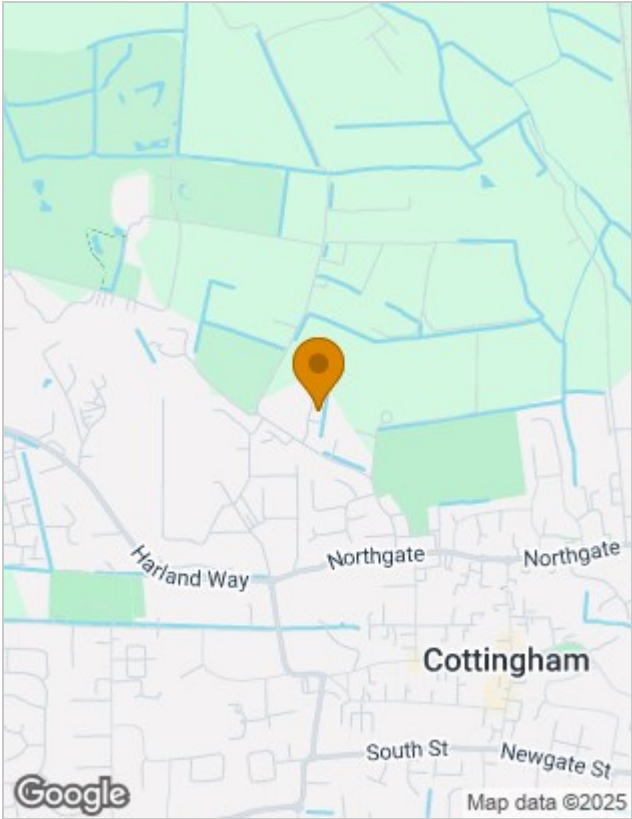
Viewing

Please contact our Swanland Office 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.

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Location Map



Energy Performance Graph

