



*7 Morris Croft, Cottingham, East Yorkshire, HU16 5GU*

- 📍 Superb Detached House
- 📍 Immaculately Presented
- 📍 £££'s of Upgrades
- 📍 Council Tax Band E
- 📍 4 Beds/2 Baths
- 📍 Quiet Cul-de-Sac
- 📍 Detached Double Garage
- 📍 Freehold/EPC = B

**£445,000**

## INTRODUCTION

This fabulous double fronted detached house is packed full of £££'s worth of upgrades. Nearly new having been built in 2023 by Messrs David Wilson Homes, this lovely home is tucked away at the end of a quiet cul-de-sac with a block set driveway leading up to a detached double garage. The gardens enjoy a southerly facing aspect. The house itself is immaculately presented throughout and very well fitted. Features include a separate lounge, study/day room and a stunning full width open plan kitchen/dining/living room plus utility off. A cloaks/WC completes the ground floor. Upon the first floor are four double bedrooms all with fitted furniture. There is an en-suite to bed 1 and a house bathroom. The property enjoys a high energy efficiency rating and benefits from uPVC double glazing and gas fired central heating to radiators. Viewing is an absolute must to appreciate the appeal of this ideal family home.

## LOCATION

The property is located in a very convenient position, part of a modern development situated off Harland Way and accessed via Jack Harrison Avenue. The property provides convenient access to the A164 which leads towards Beverley to the north and Willerby, Hessle and Humber Bridge to the south. 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 toward the iconic Humber bridge. Cottingham also has its own mainline railway station with access to London King's Cross. Schooling for all ages is available locally being both state and private.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A central hallway with an attractive staircase leading up to the first floor. Angled storage cupboard to corner.



### WC

With low level WC and wash hand basin.

### LOUNGE

15'1" x 12' approx (4.60m x 3.66m approx)

A formal room providing tranquility and an ideal place to relax. Bay window to front elevation.



### STUDY/DAY ROOM

9' x 7'7" approx (2.74m x 2.31m approx)

With window to front elevation.



### *KITCHEN/DINING/LIVING ROOM*

28'4" x 10'2" approx (8.64m x 3.10m approx)

Stretching across the rear of the house this superb space is ideal for modern day living. A central bay projects out to the rear garden and has double doors opening out. The kitchen has a range of beautiful units with quartz work surfaces, under-counter one and a half sink plus mixer tap and an AEG combination microwave, oven, five ring gas hob and extractor hood above. There is a 60/40 fridge freezer, wine chiller and dishwasher.



*DINING AREA*



*LIVING AREA*



### *UTILITY ROOM*

With matching fitted units and quartz work surfaces, integrated washing machine and space for tumble dryer. External access door to side.



### *FIRST FLOOR*

#### *LANDING*

With cylinder cupboard to corner.

#### *BEDROOM 1*

12'6" x 11' approx (3.81m x 3.35m approx)

With fitted wardrobes running to one wall having sliding mirrored fronts. Window to front elevation.



### *EN-SUITE SHOWER ROOM*

With Sottini suite comprising low level WC and wash hand basin. Large shower enclosure, tiled surround, heated towel rail.



### *BEDROOM 2*

10'2" x 10'9" approx (3.10m x 3.28m approx)  
With fitted wardrobing having sliding mirrored fronts. Window to front elevation.



### *BEDROOM 3*

10'9" x 9'1" approx (3.28m x 2.77m approx)  
With fitted wardrobes running to one wall with sliding fronts. Window to rear elevation.



### *BEDROOM 4*

10'2" x 9' approx (3.10m x 2.74m approx)  
With fitted wardrobes having sliding fronts.



### *BATHROOM*

With Sottini suite comprising low level WC, wash hand basin, panelled bath with shower over and screen. Tiled surround.





## OUTSIDE

The property is situated at the end of a quiet cul-de-sac and has a generous block set driveway providing parking and access to the double garage.

A pathway leads up to the front door flanked by lawned gardens. The rear garden enjoys a southerly aspect and is mainly laid to lawn complemented by a patio area which runs the full width of the house.



## DETACHED DOUBLE GARAGE

17'8" x 16'9" approx (5.38m x 5.11m approx)

With two up and over access doors, storage boarding to the eaves.



## TENURE

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

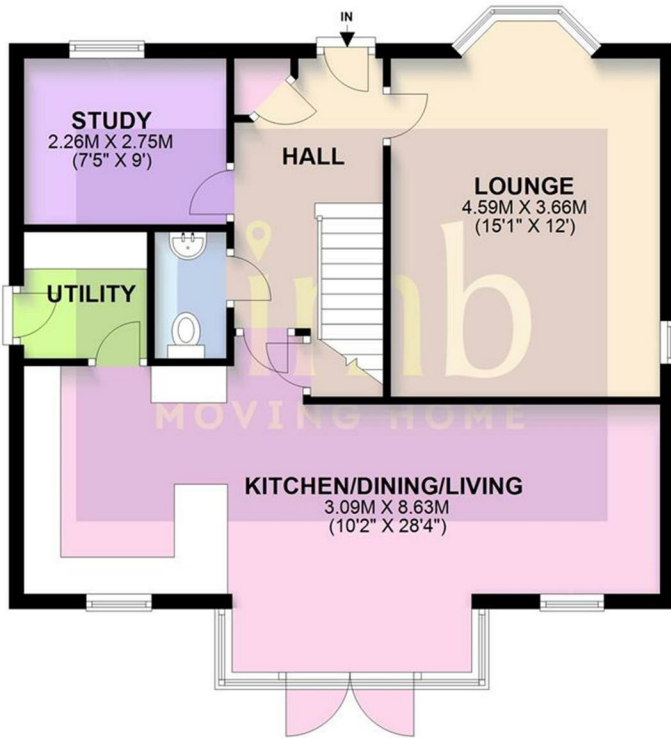
### *VALUATION SERVICE*

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.



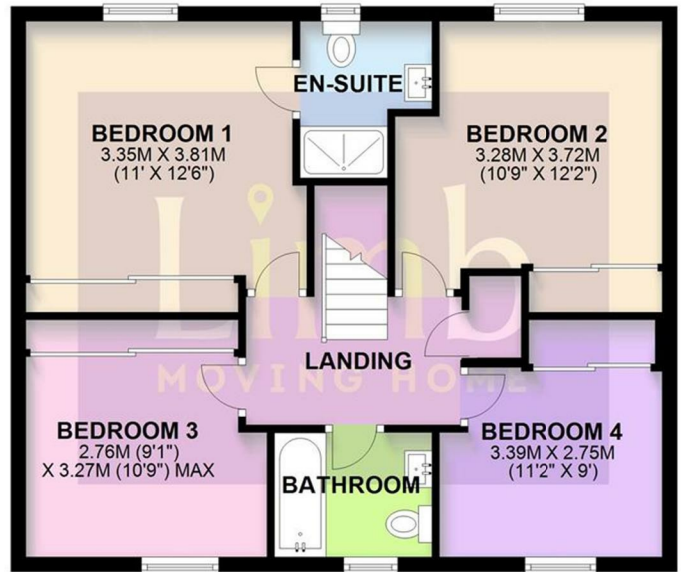
**GROUND FLOOR**

APPROX. 64.6 SQ. METRES (695.3 SQ. FEET)



**FIRST FLOOR**

APPROX. 63.6 SQ. METRES (684.9 SQ. FEET)



TOTAL AREA: APPROX. 128.2 SQ. METRES (1380.2 SQ. FEET)  
**7 MORRIS CROFT**

