

# Whitakers

Estate Agents



## 24 Manor Garth, Cottingham, HU16 5UF

**Offers In The Region Of £425,000**

Whitakers Estate Agents are pleased to introduce this versatile five bedroom detached house which is conveniently placed within the Skidby village to embrace the tranquillity of its peaceful surroundings, yet maintain close proximity to the A164 – a network renowned for the access it provides to nearby shopping parks, playing fields and trade routes to the Hull City centre / surrounding villages.

The main features include entrance hall with cloakroom, spacious lounge and open plan fitted kitchen / dining room which leads to the utility room and porch to the ground floor. The first floor boasts a master bedroom with en-suite, three further good bedrooms and a bathroom suite furnished with a four-piece suite.

Externally the property occupies a generously sized plot which enjoys a partly lawned garden and paved side driveway to which provides ample off-street parking and leads to the integral garage which is accessed via an up and over door. A side gate opens to the enclosed rear garden: mainly laid to lawn with a patio seating area and a spectacular games room / bar, detached from the main building and sporting access to lighting, power and internet.

The property has been much extended and enhanced from its original design by the current owner, making it a rarely available opportunity and ideal for the growing family seeking to upsize into a home they can move straight into. As such, an internal inspection is advised to truly appreciate the accommodation on offer.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Composite door with side windows, UPVC double glazed windows, central heating radiator. Leading to:

#### W.C.



Central heating radiator, laminate flooring and fitted with a two piece suite comprising vanity sink with mixer tap and low flush W.C.

#### Lounge



UPVC double glazed French doors leading to the rear external, UPVC double glazed window, two central heating radiators, wood burner with tiled hearth / oak mantle and laminate flooring.

### Dining Room



UPVC double glazed window, central heating radiator and laminate flooring.

### Kitchen



UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap and oven with hob and hood above.

### Utility Room



Wooden double glazed window, central heating radiator, laminate flooring, fitted with floor and eye level units, contemporary worktop with splashback tiles above and wooden door leading to:



## Porch



UPVC double glazed throughout with door leading to the rear garden, plumbed for a washing machine / provision for a dryer and laminate flooring.

## First Floor

### Landing

Two access points to the loft hatch, central heating radiator and carpeted flooring. Leading to:

### Bedroom One



UPVC double glazed windows, central heating radiator and carpeted flooring.

### Bedroom One En-Suite Shower Room



UPVC double glazed window, central heating

radiator, fully tiled walls and floor and fitted with a three piece suite comprising walk in enclosure with electric shower, vanity sink with mixer tap and low flush W.C.

### Bedroom Two



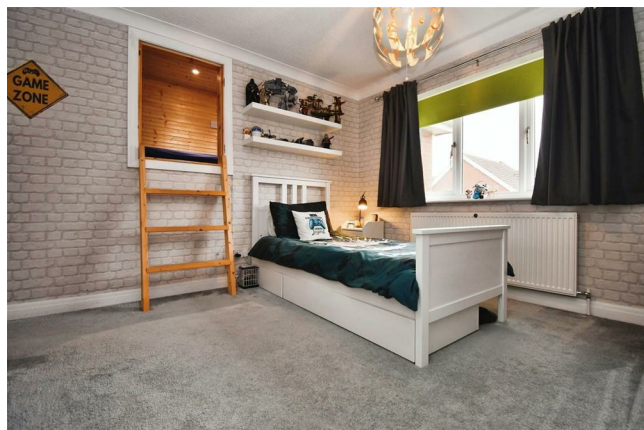
Two UPVC double glazed windows, central heating radiator and carpeted flooring.

### Bedroom Three



UPVC double glazed window, central heating radiator and carpeted flooring.

### Bedroom Four



UPVC double glazed window, central heating radiator, over stairs storage cupboard (currently used as a bed space) and carpeted flooring.

## Bedroom Five



UPVC double glazed window, central heating radiator and carpeted flooring.

## Bathroom



Two UPVC double glazed windows, central heating radiator, fully tiled and fitted with a four piece suite comprising panelled bath with mixer tap / shower, walk in enclosure with electric shower, vanity sink with mixer tap and low flush W.C.

## External



Externally the property occupies a generously sized plot which enjoys a partly lawned garden and paved side driveway to which provides ample off-street parking and leads to the integral garage which via accessed via an electric door. A side gate opens to the enclosed rear garden: mainly laid to lawn with a patio seating area and a detached games room / bar that has access to lighting, power and internet.

## Games Room / Bar



UPVC double glazed bifold doors, bar, two electric heaters, tiled flooring and access to lighting / power / internet.

### Tenure

The property is held under Freehold tenureship.

### Council Tax Band

Council Tax band - E

Local Authority - East Riding Of Yorkshire

### EPC Rating

EPC rating C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 11 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



# Floor Plan

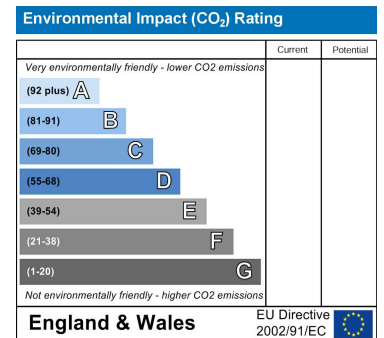
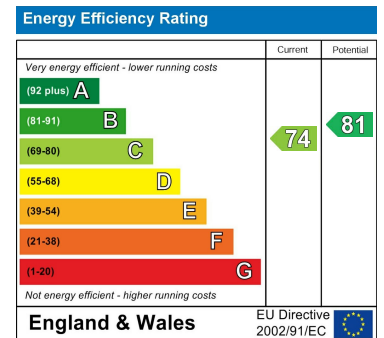


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.