

Whitakers

Estate Agents



3 Hutcheson Croft, Cottingham, HU16 5GW

£299,950

Whitakers Estate Agents are pleased to introduce this immaculate detached property established on the modern Harland Way development in Cottingham- a location well connected by the A164 with routes leading to the Hull City Centre / surrounding villages and along with close proximity to the Castle Hill Hospital, local amenities and leisure facilities.

The main features include: entrance hall with cloakroom, spacious lounge and kitchen / dining room fitted with a range of integrated appliances to the ground floor; the first floor comprises landing with access to the loft space and leading to the master bedroom with en-suite shower room, two further double bedrooms and a bathroom suite furnished with a three-piece suite.

Externally to the front and side of the property there are lawned gardens. A block paved driveway leads to the semi-detached garage with storage in the eaves and accessed via an up-and-over door. A timber fence and gate leads to the main garden which is lawned.

Taken together the accommodation on offer is ideal for the growing family seeking to upsize into a home they can move straight into and reside within the catchment of the prestigious Cottingham High School and contiguous Sixth Form College.

The Accommodation Comprises

Ground Floor

Entrance Hall

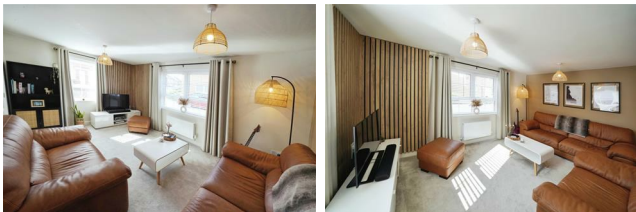
Double glazed entrance door, gas central heating radiator, laminate flooring, double storage cupboard and staircase to the landing off.

Cloakroom



Gas central heating radiator, low flush WC, wash basin, extractor fan and down lighters.

Lounge 15'7" x 10'9" maximum (4.75m x 3.28m maximum)



Upvc double glazed windows to the front and side elevation and a gas central heating radiator.

Kitchen / Dining Room 15'7" x 9'7" maximum (4.75m x 2.93m maximum)



Upvc double glazed windows to the front and side elevations, Upvc double glazed French windows leading to the gardens, gas central heating radiator, fitted with a range of base wall and

drawer units with granite work tops and up stands, inset stainless steel sink unit with a mixer tap, split level oven and hob with a cooker hood over, integrated washing machine, dish washer and fridge freezer, enclosed gas central heating boiler, laminate flooring and down lighters.

First Floor

Landing



Upvc double glazed window, access to the loft space and a storage cupboard.

Master Bedroom 10'10" x 10'5" maximum (3.32m x 3.20m maximum)



Upvc double glazed window and a gas central heating radiator.

En-Suite Shower Room



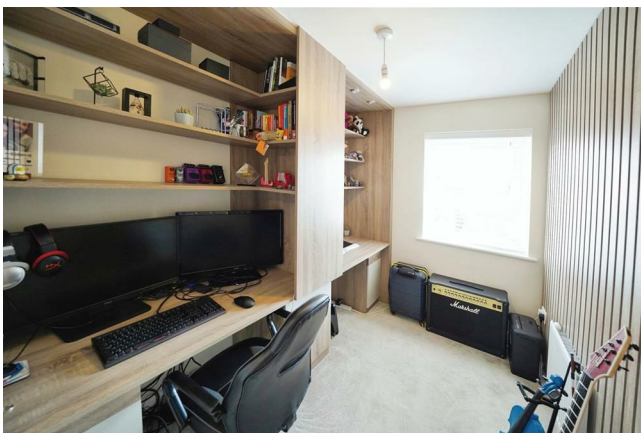
Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, tiled floor, extractor fan and down lighters.

Bedroom Two 8'10" x 8'9" (2.70m x 2.67m)



Upvc double glazed window and a gas central heating radiator.

Bedroom Three 8'10" x 6'3" (2.70m x 1.93m)



Upvc double glazed window, gas central heating radiator and office furniture.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC, extractor fan and down lighters.

Gardens



To the front and side of the property there are lawned gardens. A block paved driveway leads to the garage. A timber fence and gate leads to the main garden which is lawned.

Garage

Semi detached brick garage with an up and over door and eaves storage.

Estate Charges

These currently stand at £68.07 per annum

Tenure

The property is held under Freehold tenureship

Council Tax Band

Council Tax band - D

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - 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

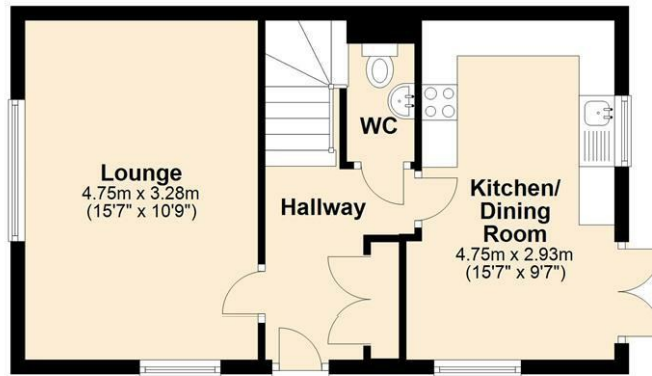
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

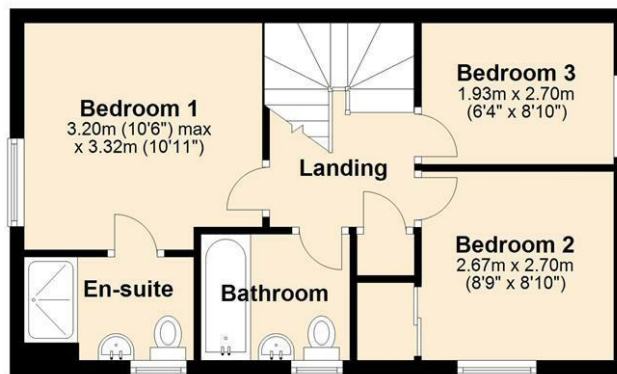
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Floor Plan

Ground Floor

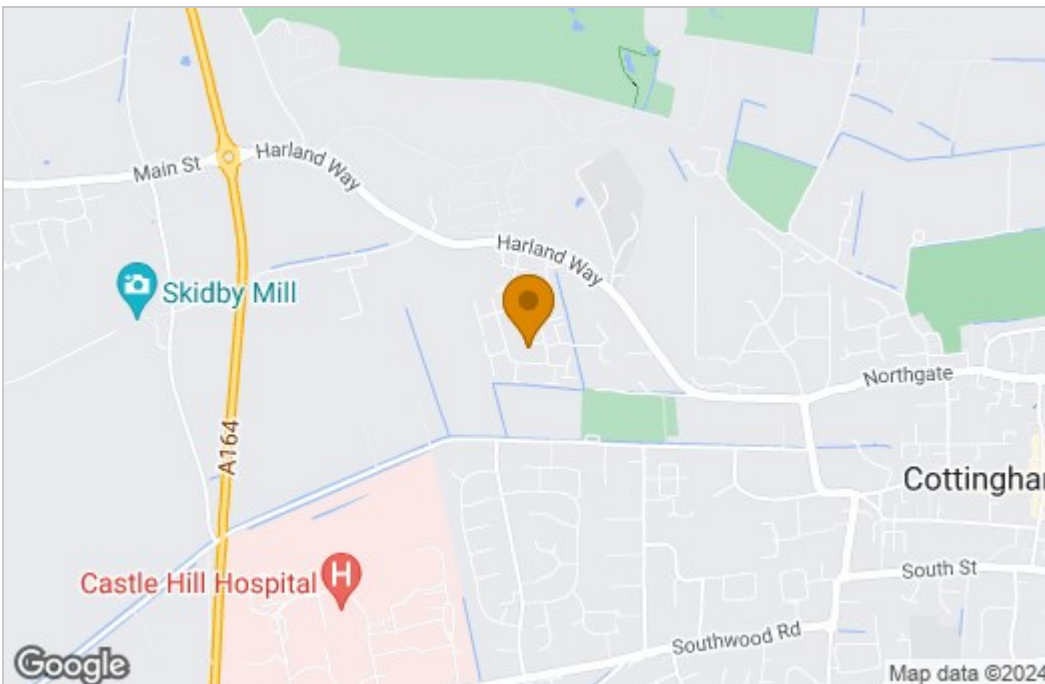


First Floor

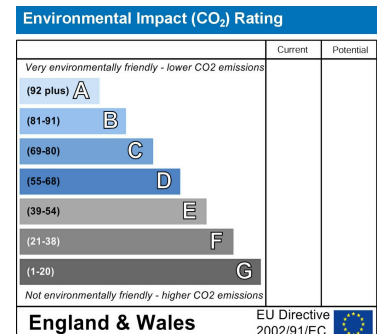
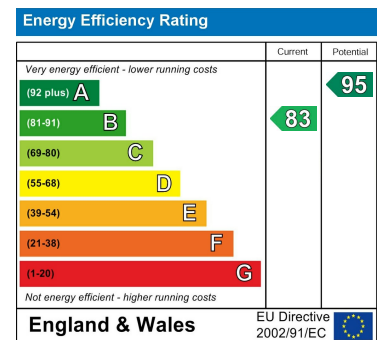


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.