

Whitakers

Estate Agents



37 Derwent Close, Cottingham, HU16 4QR

Offers Over £150,000

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this well-presented true bungalow which benefits from having new carpets recently fitted along with being gas central heated / UPVC double glazed throughout.

The internal layout of the property is centred around the ground level, making it perfect for those seeking to make the transition from a multi-storey property to this style of living, and briefly comprises : hallway, spacious lounge, fitted kitchen, bathroom furnished with a three-piece suite, fitted master bedroom and good second bedroom.

Externally the property occupies a generously sized corner plot within the Cottingham parish. There is a lawned garden to the front aspect and a gravelled section that connects to the rear - also partly lawned and fencing to the perimeter. The residence also benefits from having a driveway which leads to the garage.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Ground floor

Entrance hall

UPVC double glazed window and entrance door, central heating radiator, storage cupboard, coved ceiling and access to the loft space.

Lounge 16'0" x 11'5" maximum (4.88 x 3.48 maximum)



Large UPVC double glazed window, gas central heating radiator, Adam style fireplace with a marbled back and half, and a coved ceiling.

Kitchen 9'8" x 6'6" (2.97 x 2.00)



UPVC double window, fitted with a range of base wall and drawer units with fitted work surfaces, stainless steel single drainer sink unit, tiled walls plumbing for an automatic washing machine, and provisions for gas cooking.

Bathroom



UPVC double glazed window, central heating radiator, partially tiled and fitted with the three piece suite comprising panelled bath with an electric shower over, pedestal wash basin and a low flush WC.

Bedroom one 13'10" x 9'3" maximum (4.22 x 2.84 maximum)



UPVC double glazed window, gas central heating radiator, fitted wardrobes with sliding doors, and a coved ceiling.

Bedroom two, 8'10" x 8'11" (2.70 x 2.73)



UPVC double glazed window, gas central heating radiator and a coved ceiling.

External



Externally the property occupies a generously sized corner plot within the Cottingham parish. There is a lawned garden to the front aspect and a gravelled section that connects to the rear - also partly lawned and fencing to the perimeter. The residence also benefits from having a driveway which leads to the garage.

Key features

Spacious two bedroom semi detached bungalow
Large corner plot with driveway and garage
Two double bedrooms
Well presented with new carpets
Gas central heating and UPVC double glazing
Vacant possession and no chain

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - COH109037000
Council Tax band - C

EPC rating

EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 5 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.

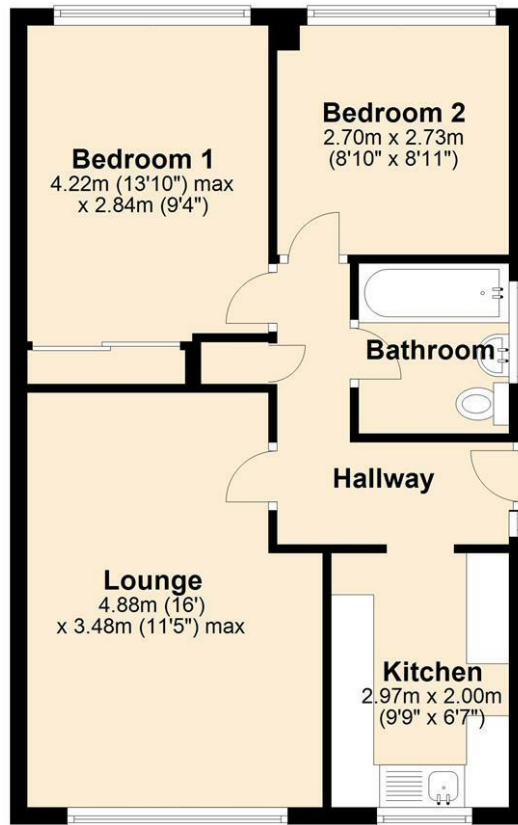
Whitakers Estate Agent Declaration

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

Ground Floor

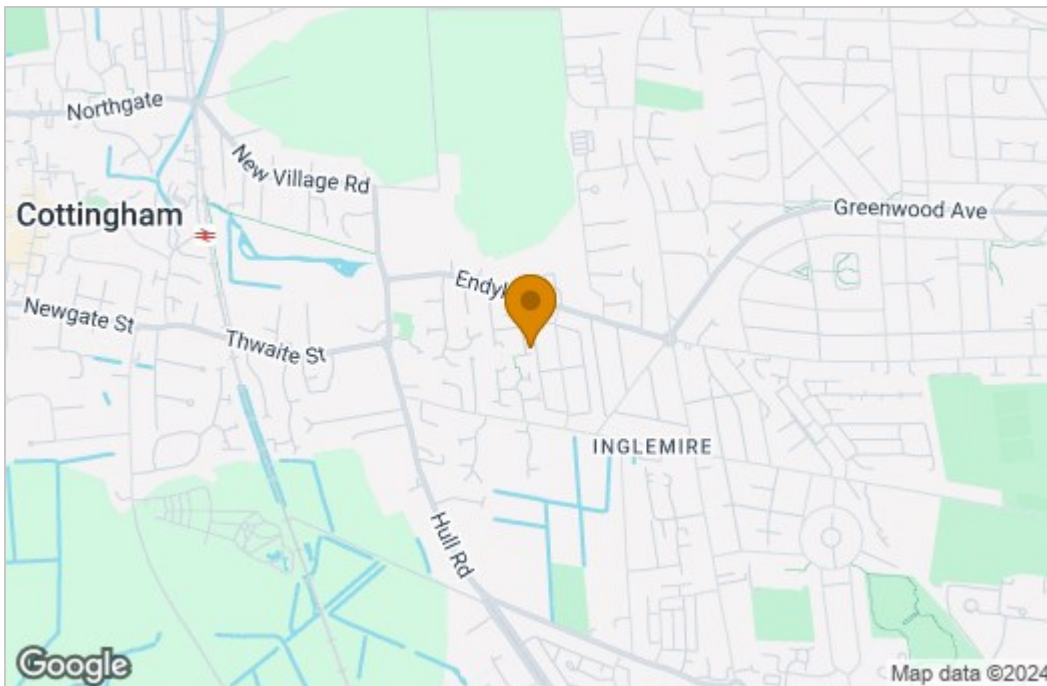
Approx. 51.8 sq. metres (558.0 sq. feet)



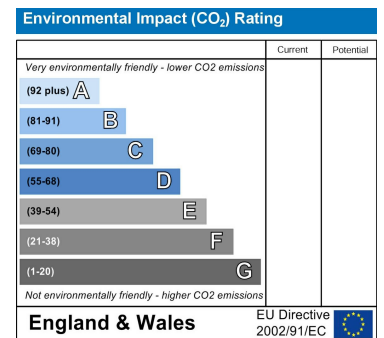
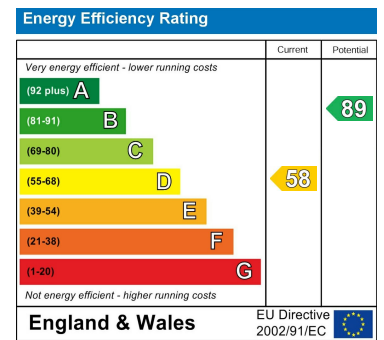
Total area: approx. 51.8 sq. metres (558.0 sq. feet)

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.