

Whitakers

Estate Agents



5 Owen Close

, Cottingham, HU16 5GE

Offers Over £250,000



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Reception Hall

Staircase off and a radiator

Cloak room

A low level wc unit, wash hand basin with a pedestal and a radiator.

Lounge

15'7" x 10'8" (4.76 x 3.26)

Windows to two aspects allowing plenty of natural light and a radiator.

Dining kitchen

15'7" x 9'7" (4.76 x 2.93)

A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. Partially tiled walls, a radiator and integrated appliances include an electric oven, four ring gas hob and a stainless steel overhead extractor canopy. Again, there are windows to two aspects and there are French doors giving access to the rear garden.

Bedroom One

10'9" x 10'5" maximum (3.30 x 3.18 maximum)

Window to the side aspect and a radiator.

En Suite

An electric plumbed shower unit within a double independent enclosure, low level wc unit and a wash hand basin with a pedestal. partially tiled walls, a radiator and a shaver socket.

Bedroom Two

11'10" x 8'9" (3.62 x 2.68)

Window to the side aspect and a radiator

Bedroom Three

8'10" x 8'8" (2.70 x 2.66)

Bedroom to the rear aspect and a radiator.

Family Bathroom

A white suite to comprise panelled bath, wash handbasin with a pedestal and a low level wc unit. Partially tiled walls and a radiator.

Gardens

To the front of the property is an open plan garden and to the rear an enclosed garden with a southerly aspect, laid mainly to lawn and there is a garden shed.

Car Parking

There are spaces for two vehicles adjacent to the property

Aerial view of the property

Council Tax

Local Authority -East Riding Of Yorkshire

Band: C

Additional charge

Please be advised there is annual charge for the upkeep of the public spaces which is currently £150.00 pa

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.

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.

Agents Notes:

Services, fittings & equipment referred to in these sales 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.

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Material Information:

Construction - Brick under tiled roof

Conservation Area -No

Flood Risk -Low

Mobile Coverage/Signal -Yes

Broadband - Yes

Coastal Erosion - No

Coalfield or Mining Area -No

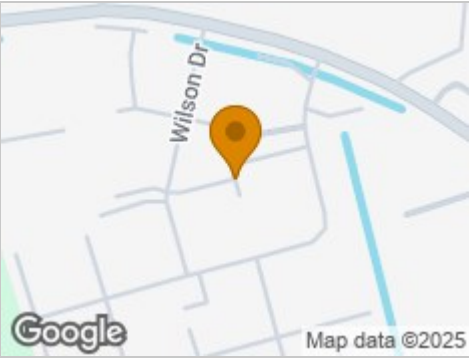
Planning -No

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.



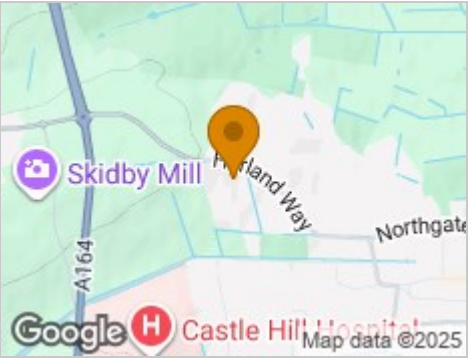
Road Map



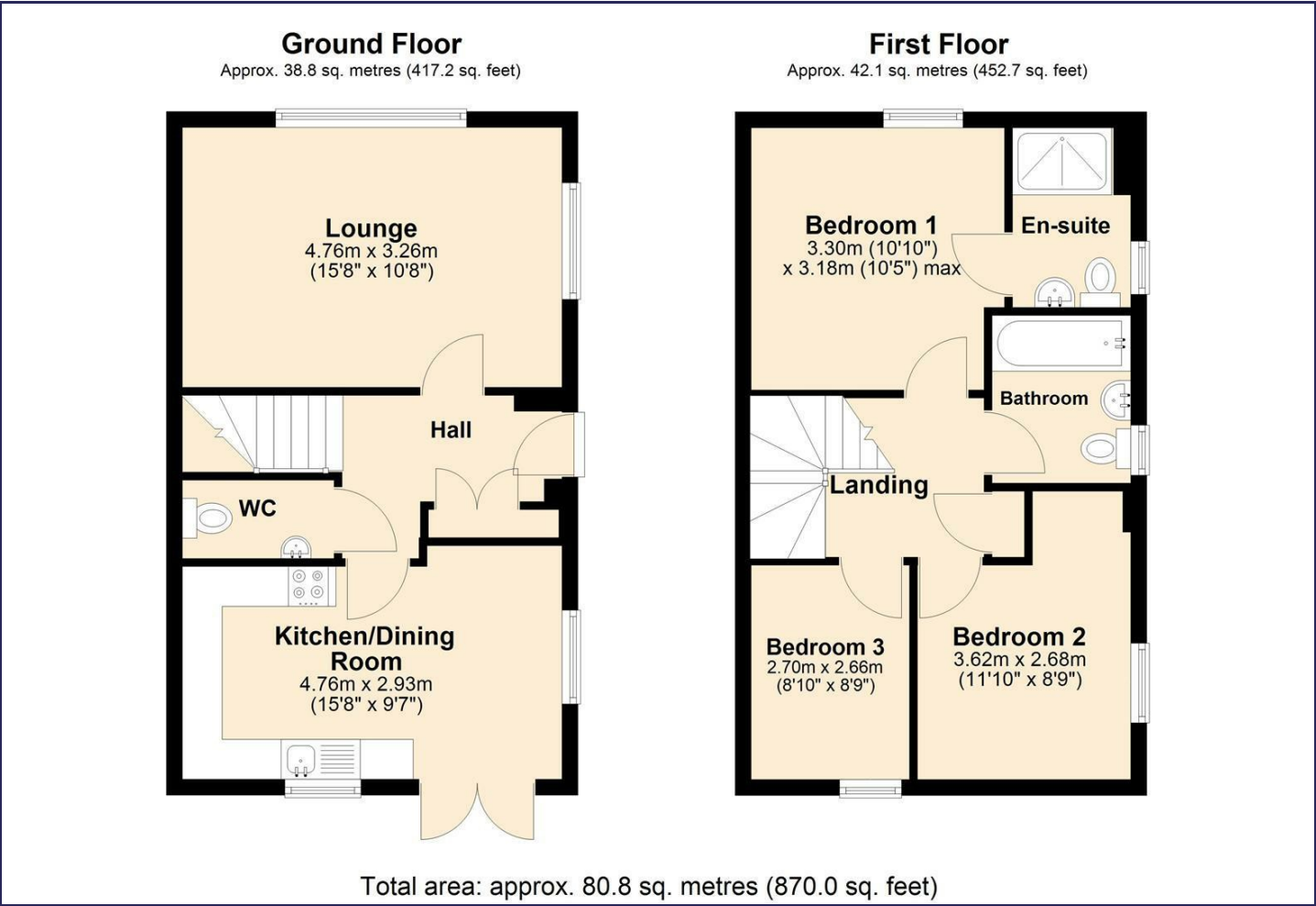
Hybrid Map



Terrain Map



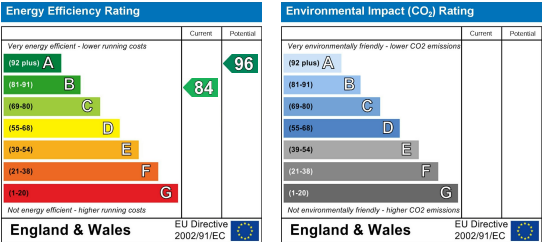
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.