



## 37 Scaife Close

, Cottingham, HU16 5LT

Offers over £299,995



# 37 Scaife Close

, Cottingham, HU16 5LT

Offers over £299,995



## Ground Floor

### Entrance Hallway

Welcoming entrance into this family home via composite door to the front. With fixed staircase to the first floor, radiator and door leading:

### Lounge

10'5" x 15'9" (3.19m x 4.82m)

To the front of the property with UPVC double glazed window, under stairs storage cupboard, radiator and carpet flooring. Door leading to:

### Dining Kitchen

17'4" x 9'6" (5.30m x 2.90m)

With UPVC French doors to the garden and UPVC double glazed window. Kitchen fitted with a range of base and wall mounted units, contrasting work surfaces with matching upstands, inset stainless steel sink unit, inset four ring gas hob with extractor over, built in double oven, integrated fridge freezer and integrated dishwasher. Ample space for a dining table and chairs and radiator.

### Utility Room

6'0" x 5'1" (1.84m x 1.55m)

With door to the side, plumbing for washing machine, worksurface over and door leading

### Cloakroom

With UPVC double glazed window to the rear, Fitted with a low level WC and hand basin.

## First Floor

## Landing

A central landing providing access to four well proportioned bedrooms, airing cupboard and loft hatch.

### Master Bedroom

13'1" x 10'8" (4.01m x 3.26m)

A generous double bedroom with UPVC double glazed window to the front, fitted wardrobes, radiator and access to:

### En-Suite

5'2" x 5'8" (1.59m x 1.75m)

With UPVC double glazed window to the front. Fitted with a three piece suite comprising enclosed shower cubicle, hand wash basin set upon vanity unit with storage and low level WC. Extensive tiling to the walls and chrome heated towel rail.

### Bedroom Two

8'4" x 15'4" (2.56m x 4.68m)

A second double bedroom with UPVC double glazed window, carpet flooring and radiator.

### Bedroom Three

7'11" x 12'4" (2.43m x 3.77m)

A third double bedroom with UPVC double glazed window to the rear, carpet flooring and radiator.

### Bedroom Four

7'10" x 10'3" (2.41m x 3.13m)

Final bedroom offering ample space with UPVC double glazed window to the rear, carpet flooring and radiator.

## House Bathroom

8'8" x 6'2" (2.65m x 1.89m)

With UPVC double glazed window to the rear. Fitted with a three piece suite in white, comprising panelled bath shower over, hand wash basin and low level WC. Extensive tiling to the walls and chrome heated towel rail.

## Outside

Externally, to the front is off street parking for two vehicles via block paved driveway in front of the integral garage with up and over door. With gravel area for planting and lawn area also. To the rear is a generous enclosed garden, mainly laid to lawn plus raised decking and patio areas for outdoor seating, along with a shed for storage.

## Council Tax Band

We have been advised the property is council tax band E.

## ADDITIONAL INFORMATION

Tenure:

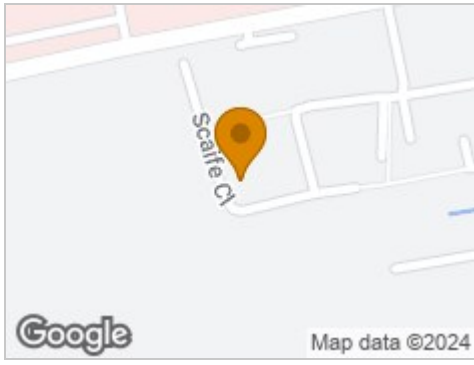
Freehold

## Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



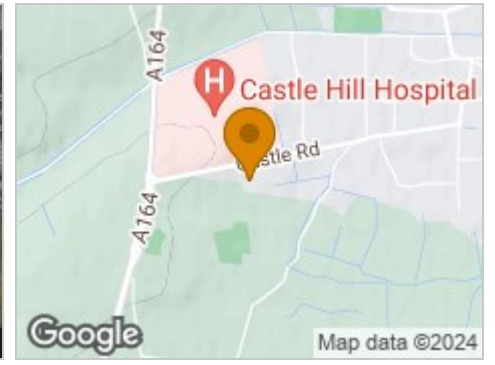
## Road Map



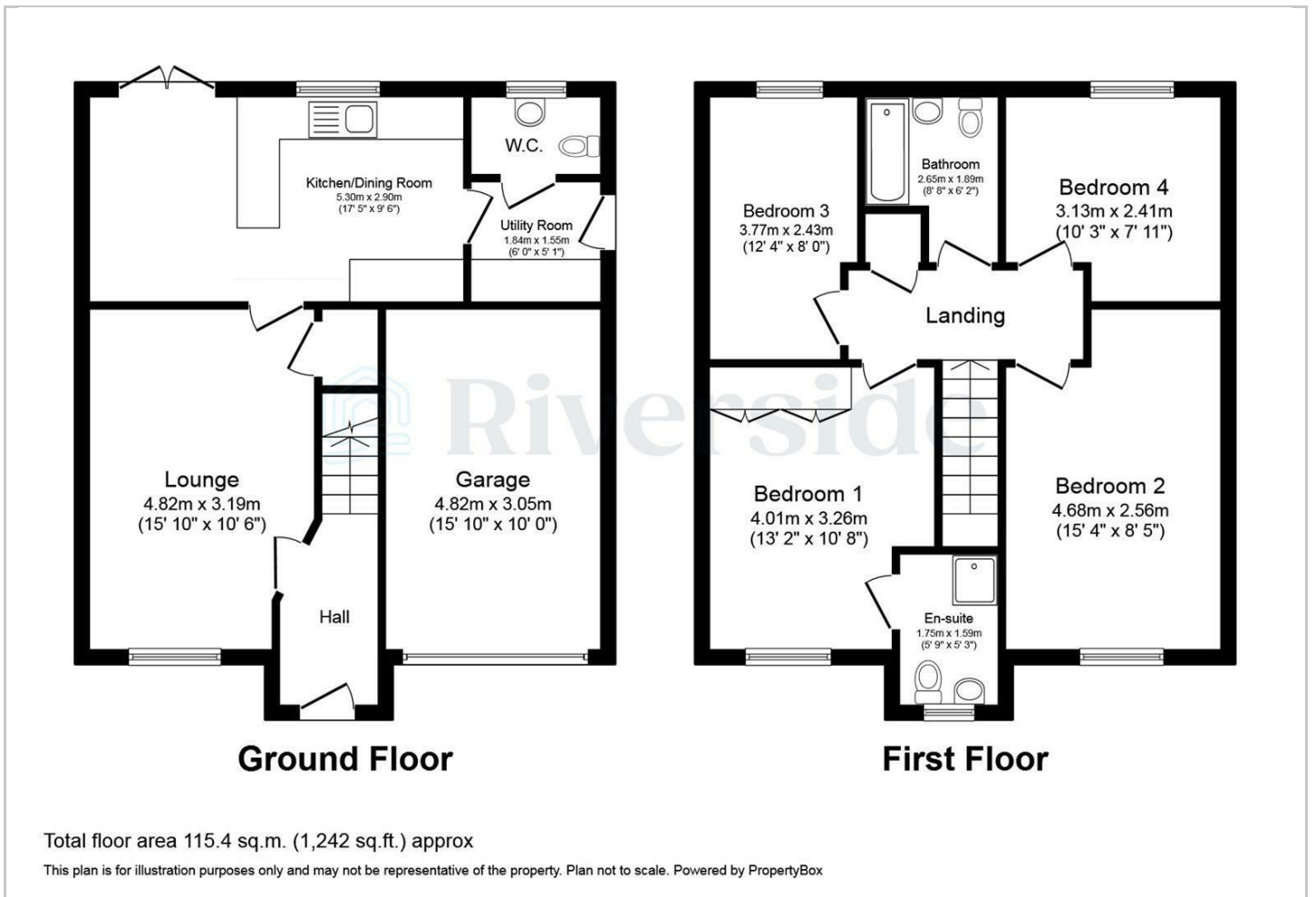
## Hybrid Map



## Terrain Map



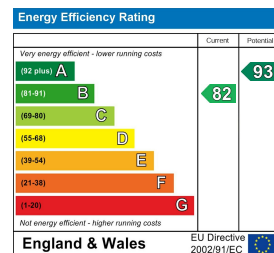
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 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.