



## 5 Hamel Garth

, Cottingham, HU16 5GL

£350,000





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## Ground Floor

### Entrance Hallway

A welcoming entrance into this family home via a UPVC composite door to the front, with staircase approach to first floor, tiled flooring, radiator, cupboard and fitted storage under the stairs to maximise storage space.

### Lounge

18'10" (into bay) x 10'7" (5.75m (into bay) x 3.25m)  
With a walk in bay window to the front with UPVC double glazing, radiators and carpet flooring.

### Dining Kitchen & Family Room

15'8" x 19'9" max (4.78m x 6.02m max)

A stunning open plan space to be enjoyed by all the family, with UPVC French doors opening out to the rear garden. Fitted with a range of base and wall mounted units with complimenting work surfaces and tiling to splashback areas plus lighting fitted below wall units and in the kick boards on the base units. Inset stainless steel sink unit, inset hob with extractor over and built in double oven. A range of integrated appliances include dishwasher, fridge freezer and wine chiller. Tiled flooring continues from the hallway.

### Utility Room

7'3" x 6'1" (2.22m x 1.87m)

Adjoining the kitchen, the utility room is fitted with its own range of base and wall mounted units plus work surfaces and space for washing machine and dryer plus rear door to the garden. Matching tiled flooring.

## Cloakroom

5'10" x 2'11" (1.78m x 0.90m)

With a pedestal sink and low level WC. Wall mounted radiator and tiled flooring.

## First Floor

### Landing

A central landing with access to the four bedrooms, house bathroom and storage cupboard.

### Master Bedroom

15'5" x 11'10" max (4.70m x 3.61m max)

A generous double bedroom to the front with two UPVC double glazed windows and fitted wardrobes.

### En Suite Shower Room

7'3" x 6'3" (2.22m x 1.91m)

Fitted with an enclosed shower cubicle, pedestal sink and low level WC plus tiling to splashback areas.

### Bedroom Two

11'9" x 8'10" (3.59m x 2.70m)

A second double bedroom to the front with UPVC double glazed window and fitted wardrobes.

### Bedroom Three

13'3" x 10'8" max (4.05m x 3.26m max)

A further double bedroom to the rear with UPVC double glazed window and fitted wardrobes.

### Bedroom Four

10'2" x 9'8" (3.11m x 2.95m)

The final double bedroom to the rear with UPVC double glazed window and fitted wardrobes.

## House Bathroom

9'5" x 6'4" (2.89m x 1.94m)

Family bathroom fitted with a four piece suite which includes, panelled bath, pedestal sink, low level WC and enclosed shower cubicle, tiling to splash back areas and heated towel rail. UPVC double glazed window.

## Garden

An enclosed rear garden mainly laid to lawn with extended patio area and decking area for outdoor seating and a large storage shed.

## Driveway & Garage

To the front is a block paved driveway for two cars and integral garage with up and over door to the front.

## Council Tax

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.



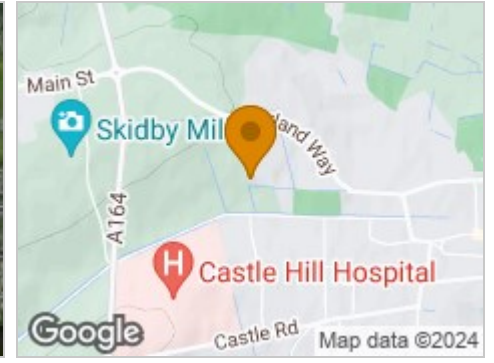
## Road Map



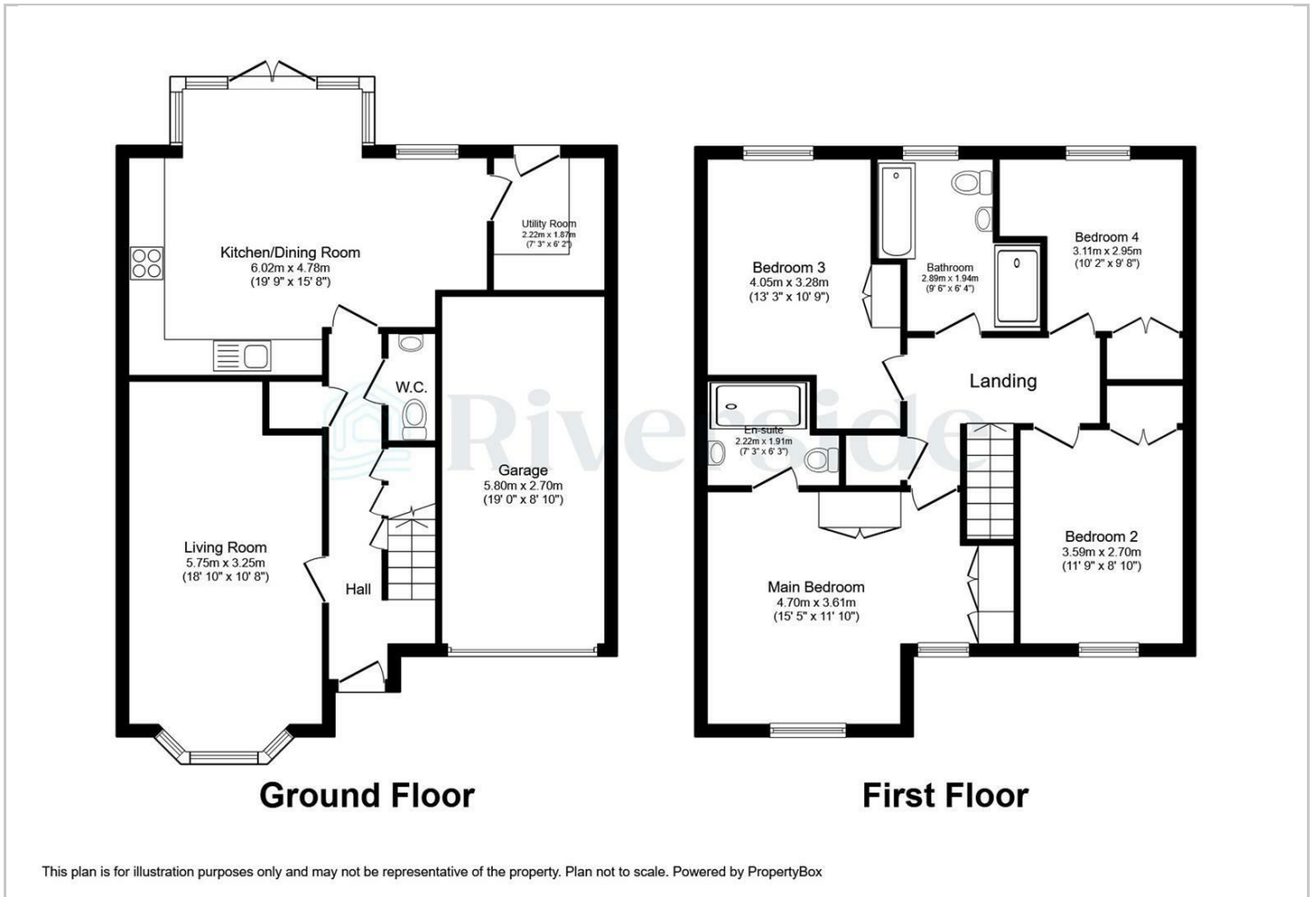
## Hybrid Map



## Terrain Map



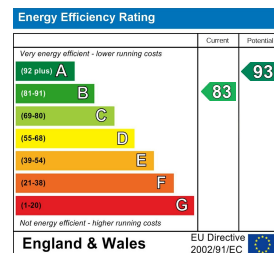
## Floor Plan



## 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



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