



## 5 Pickering Close

, Cottingham, HU16 5UQ

£260,000



A wonderfully proportioned and extended family home, built by Barratt Homes and completed in 2019, the property benefits from the remainder of the NHBC warranty which is around 4 years, giving extra peace of mind to any potential purchaser.

Situated just off Harland Way, close to Cottingham High School, pedestrianised routes into the centre of Cottingham and easy access onto A164 towards Beverley and Humber Bridge.

With double glazing throughout and central heating, the property briefly comprises; to the ground floor, entrance porch, entrance hallway, living room, modern kitchen opening into the extended dining area and guest WC. To the first floor is a landing space, three well proportioned bedrooms, including the master with fitted wardrobes and en-suite plus the main house bathroom. Externally, there are two car parking spaces via allocated parking to the side and the other side is an enclosed garden with patio area, lawn and storage shed.

A perfect family home and ready to move straight into! Early viewing highly encouraged and can be arranged via our office.





Ground Floor

Entrance Porch

A welcoming entrance to the front, accessed via a double glazed door.

Entrance Hall

With double glazed door to the side, storage cupboard, fixed staircase to first floor and and radiator.

WC

With low level WC, hand wash basin and radiator.

Lounge 9'8" x 15'1" (2.97m x 4.62m)

Dining Room 9'1" x 13'1" (2.79m x 3.99m)

Kitchen 15'3" x 8'0" (4.67m x 2.46m)

Fitted with a range of base and wall mounted units, laminated worksurfaces, inset sink unit, inset four ring gas hob with extractor fan over, built in electric oven and space for washing machine and fridge freezer. With laminate flooring and radiator.

First Floor

Central Landing

Bedroom One 10'9" x 10'4" (3.28m x 3.15m)

With double glazed window to the front, fitted wardrobes, carpet flooring and radiator.

En Suite

With double glazed window to the front. Fitted with a three-piece suite in white, comprising, enclosed shower cubicle, low level WC and hand wash basin. With tiling to splashback areas and radiator.

Bedroom Two 8'9" x 8'5" (2.67m x 2.59m)

With double glazed window to the front, built-in wardrobe, carpet flooring and radiator.

Bedroom Three 8'7" x 6'3" (2.62m x 1.93m)

With double glazed window to the rear, carpet flooring and radiator.

Bathroom

With double glazed window to the side. Fitted with a three-piece suite in white, comprising panelled bath, pedestal sink unit and low level WC. With tiling to splashback areas and radiator.

Outside

Two allocated parking spaces provided. To the side is an enclosed garden with paved path, the rest laid to lawn and fencing to the boundaries. With side access gate and shed.

Council Tax

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

ADDITIONAL INFORMATION

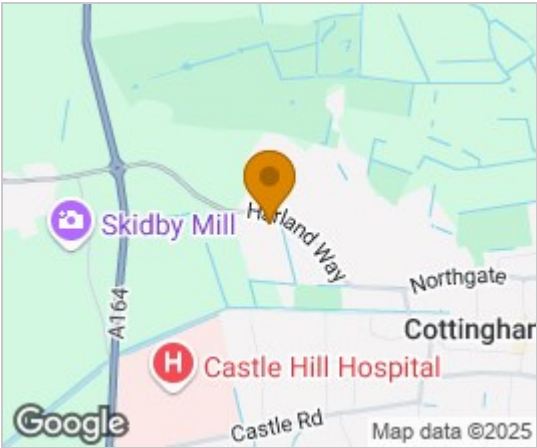
Tenure:

Freehold

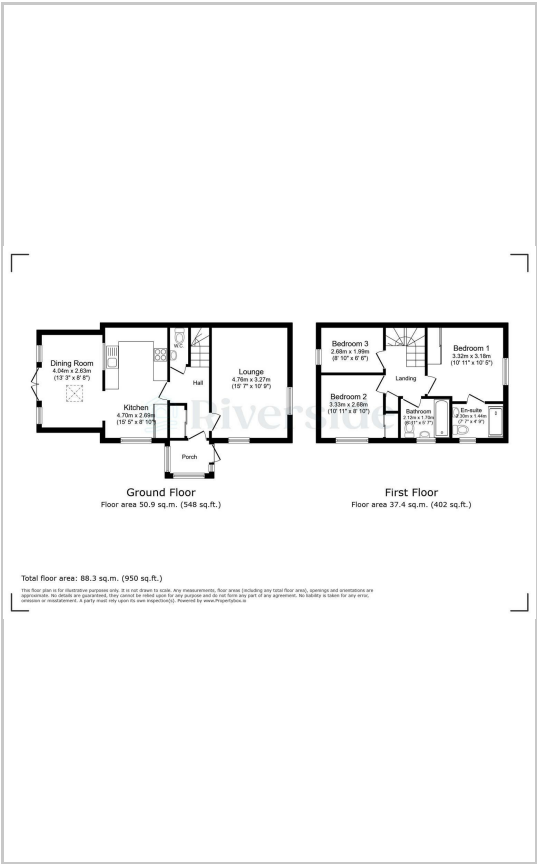
Disclaimer:

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.

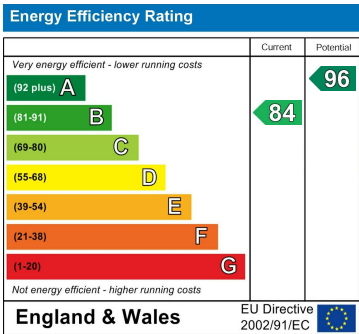
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.