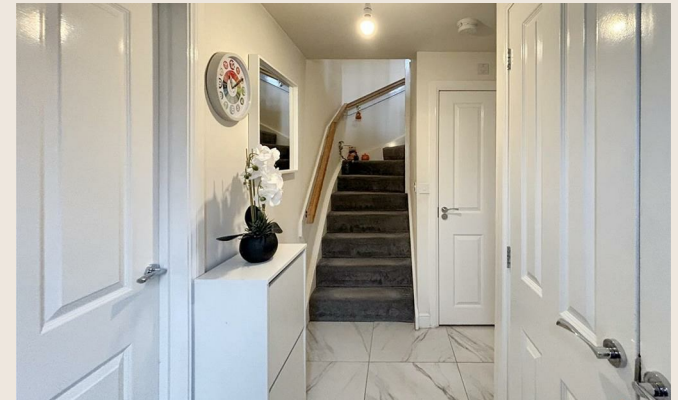




**Wilson Drive**  
Cottingham, HU16 5UR

- Three Bedroom Semi Detached
- Spacious Stylish Lounge
- Downstairs WC
- Great Popular Location
- Modern Kitchen/Diner
- Off Street Parking

**Asking price £240,000**





Situated in a highly sought-after residential area, this lovely three bedroom semi-detached property offers the perfect blend of modern comfort and convenience.

The ground floor features a welcoming entrance hall, a spacious lounge with plenty of natural light, and a stylish fitted kitchen/dining area which is ideal for family living and entertaining. A handy downstairs WC adds to the practicality of this wonderful home.

To the first floor, there are great sized bedrooms, including a generous main bedroom with en-suite shower room, along with a modern family bathroom.

The property benefits from off-street parking and a low-maintenance garden, perfect for relaxing outdoors.



Located within easy reach of Cottingham village centre and local amenities, close to primary schools and a short walk to Cottingham High Secondary School. This is an excellent opportunity for first-time buyers, families, or anyone seeking a move-in-ready home in a popular location.

Contact us today to get your viewing booked in!

### Entrance Hall

Entering via solid composite front door, this welcoming entrance hall is bright and inviting, setting the tone for the rest of the home. With doors leading to the lounge, kitchen/diner and downstairs WC; carpeted stairs leading to the first floor and beautiful marble effect tiled flooring, radiator and storage cupboard.

### Lounge

10'6" x 15'5"

A spacious and comfortable living area, filled with natural light from the front and side uPVC windows, tastefully decorated and perfect for relaxing or entertaining guests. With marble effect tiled flooring and radiator.

### Kitchen/Diner

8'6" x 15'6"

Modern and well-appointed kitchen with a range of fitted units and ample space for dining, with uPVC patio doors opening onto the garden. Comprising integrated fridge, freezer, dishwasher, gas hob, oven and extractor fan. With marble effect tiled flooring, two uPVC windows and radiator.

### Downstairs WC

3'1" x 5'10"

Convenient ground floor WC and wash hand basin. With marble effect tiled flooring, extractor fan and radiator.

### Bedroom 1

10'7" x 10'3"

A generous main bedroom decorated in neutral tones, with door leading to en-suite. With carpet flooring, uPVC window and radiator.

### En-Suite

7'6" x 4'6"

Modern en-suite comprising a shower cubicle, pedestal wash hand basin and WC. With lino flooring, radiator and uPVC window.

### Bedroom 2

11'5" x 8'7"

Good sized double bedroom to the front aspect of the property, with carpet flooring, radiator and uPVC window.

### Bedroom 3

8'7" x 6'4"

Single bedroom, perfect for a child's room, home office, or dressing room. With carpet flooring, radiator and uPVC window.

### Bathroom

Contemporary family bathroom featuring a white three-piece suite including bath, pedestal wash basin and WC. Finished with stylish tiling and neutral decor. With lino flooring, radiator and uPVC window.

### Garden

Private rear garden with lawn and patio area.

### External

The property benefits from off-street parking.

### Additional Information

- Tenure type - Freehold
- Local Authority - East Riding of Yorkshire
- Council tax band - C
- Energy performance certificate rating (EPC) - B
- Services - Mains water, electricity, gas and drainage are connected to the property

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

### Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Mortgages

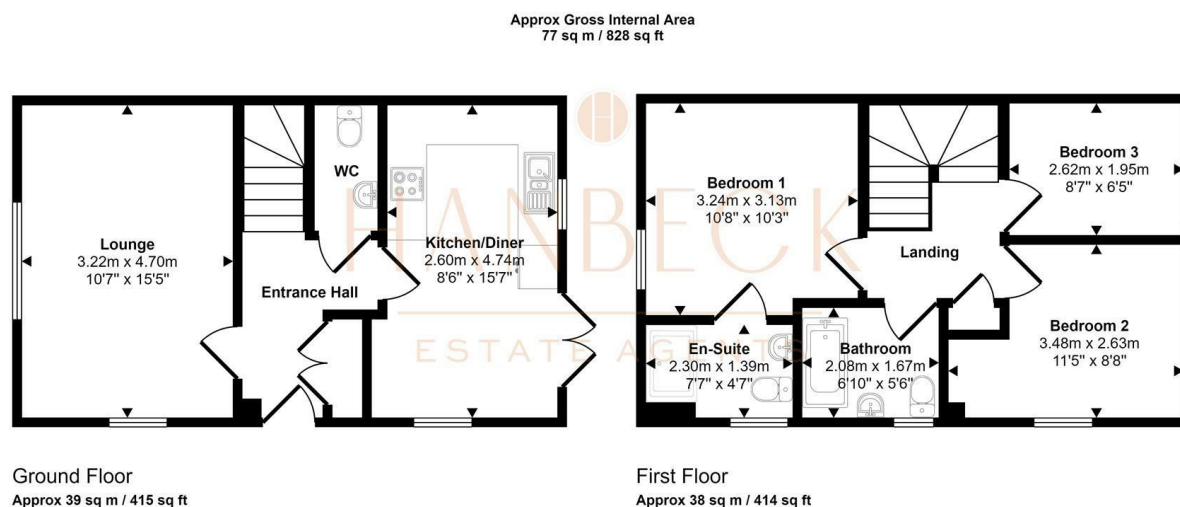
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.



Local Authority **East Riding of Yorkshire**  
Council Tax Band **C**  
EPC Rating **B**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.