

Devon Street, Cottingham HU16 4LZ



welcome to

Devon Street, Cottingham

Situated in this highly sought after location, this property is ideal for a family and has easy routes to the town centre

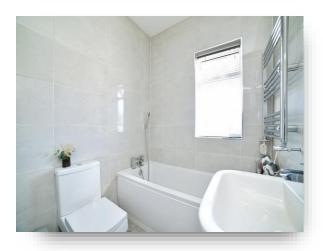












Entrance Hall

Double glazed entrance door to the front and a radiator.

Lounge

12' 9" x 12' 9" (3.89m x 3.89m) Double glazed bay window to the front and a radiator.

Dining Room

12' 8" x 9' (3.86m x 2.74m) Boiler cupboard and a radiator.

Kitchen

13' 11" x 7' ($4.24m \times 2.13m$) Fitted kitchen with a range of wall and base units, work surfaces, electric cooker, hob with hood over, stainless steel sink, two skylight windows, double glazed window to the rear and double glazed door to the rear.

Cloakroom

Low level W/C, pedestal wash hand basin, radiator and double glazed window to the side.

Landing

Double glazed window to the side and access to the loft.

Bedroom 1

12' 3" x 9' 9" (3.73m x 2.97m) Double glazed bay window to the front and a radiator.

Bedroom 2 10' x 9' 8" (3.05m x 2.95m) Double glazed window to the rear and a radiator.

Bedroom 3

7' x 5' 7" (2.13m x 1.70m) Double glazed window to the front and a radiator.

Bathroom

Bathroom with bath, low level W/C, basin, ladder style radiator and double glazed window to the rear.



Front Garden Rear Garden Lawned area, paved area and fence surround.



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Devon Street, Cottingham

- Close to amenities
- Highly sought after location
- Modern interior
- Downstairs w/c
- •

Tenure: Freehold EPC Rating: D Council Tax Band: B

offers in excess of

£180,000





view this property online williamhbrown.co.uk/Property/NEA119633



Property Ref: NEA119633 - 0006 1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.

william h brown





Coogle

01482 447748

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Cottingham

Exeter S

Village

Pd

ornwall-St

Map data ©2025



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB

Please note the marker reflects the

postcode not the actual property



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