









Welcome to

Northgate, Cottingham

GUIDE PRICE £260,000 - £270,000

Lovely Home In Cottingham with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Shower Room, Gardens, Off Street Parking & Garage! Call now and book your viewing!













Entrance Hall

With double glazed door to the front, radiator, understairs cupboard, coving to the ceiling and stairs to the First Floor.

Lounge

11' 3" max x 14' 4" into bay (3.43m max x 4.37m into bay) With double glazed bay window to the front, decorative ceiling rose, gas fire with wooden surround, television point, radiator and coving to the ceiling.

Dining Room

11' 4" x 17' 3" max (3.45m x 5.26m max) With double glazed window to the side, radiator, decorative ceiling rose, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

Kitchen

10' 2" x 7' 3" (3.10m x 2.21m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a freestanding cooker, cooker-hood, plumbing for an automatic washing machine and dishwasher, radiator, double glazed windows to the side and rear and double glazed door to the side.

First Floor

Landing

With double glazed window to the side, storage cupboard and loft access.

Bedroom 1

14' 2" into bay x 8' 8" to front of wardrobes (4.32m into bay x 2.64m to front of wardrobes) With double glazed bay window to the front,

With double glazed bay window to the front, radiator, television point, coving to the ceiling and fitted wardrobes.

Bedroom 2

10' $6\text{"}\ x\ 11\text{'}\ 6\text{"}$ to rear of wardrobes ($3.20\text{m}\ x\ 3.51\text{m}$ to rear of wardrobes)

With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 3

11' 9" narrowing to 7' 3" x 15' 4" (3.58m narrowing to 2.21m x 4.67m)

With 2 double glazed windows to the front, radiator and coving to the ceiling.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, radiator and double glazed window to the rear.

Outside

Front Garden

With wall, shrubs and block paved driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, fenced surround and greenhouse.

Garage

16' 3" x 8' 9" (4.95m x 2.67m)

With power and light, central heating boiler, side access door and up and over door.





Welcome to

Northgate, Cottingham

- GUIDE PRICE £260,000 £270,000
- Lovely Semi Detached Home In Cottingham
- Well Presented Throughout
- Lounge & Dining Room
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

guide price

£260,000 - £270,000

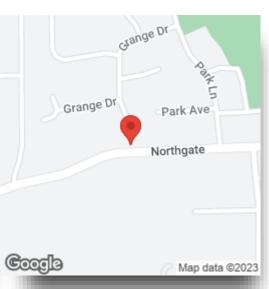
Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY109764



Property Ref: WBY109764 - 0005 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.

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