



**Northgate, Cottingham HU16 5RN**

**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, radiator, television point, coving to the ceiling and fitted wardrobes.

### Bedroom 2

10' 6" x 11' 6" to rear of wardrobes ( 3.20m x 3.51m 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.



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## 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.



**view this property online** [williamhbrown.co.uk/Property/WBY109764](http://williamhbrown.co.uk/Property/WBY109764)

Please note the marker reflects the postcode not the actual property



Property Ref:  
WBY109764 - 0005

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william h brown



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



[williamhbrown.co.uk](http://williamhbrown.co.uk)