



Park Lane, COTTINGHAM HU16 5RD

Welcome to

Park Lane, COTTINGHAM

GUIDE PRICE £240,000 - £250,000

Well Presented, End Terrace In Cottingham with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom & Ground Floor Cloakroom, Gardens & Off Street Parking! - Call now and book your viewing!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin, storage cupboard, radiator and double glazed window to the rear.

Lounge

11' 3" max x 13' 8" into bay (3.43m max x 4.17m into bay)
With double glazed bay window to the front, gas fire with wooden surround, television point, radiator and coving to the ceiling.

Dining Room

15' x 12' 4" (4.57m x 3.76m)
With double glazed window to the rear, gas fire with wooden surround, breakfast bar, wall light points, radiator and coving to the ceiling.

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge freezer, feature radiator, space for a range style cooker, double glazed window to the side and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With coving to the ceiling.

Bedroom 1

9' 4" to front of wardrobes x 14' 1" into bay (2.84m to front of wardrobes x 4.29m into bay)
With double glazed bay window to the front, radiator and fitted wardrobe.

Bedroom 2

12' 4" x 11' 4" max (3.76m x 3.45m max)
With double glazed window to the rear, radiator and built in cupboard.

Bedroom 3

8' x 6' 3" (2.44m x 1.91m)
With double glazed window to the front and radiator.

Bathroom

Bathroom with bath with mains shower over, low level wc, vanity wash hand basin, feature radiator, double glazed window to the rear and loft access.

Outside

Front Garden

With wall, path, timber fencing and gravelled area providing off street parking.

Rear Garden

With decking area, block paved area, lawned area, raised beds, borders, rear patio area, side access gate, fenced surround and shed.



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Welcome to

Park Lane, COTTINGHAM

- GUIDE PRICE £240,000 - £250,000
- 3 Bedroom Home In Cottingham
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking
- Popular Residential Location

Tenure: Freehold EPC Rating: E

£240,000 - £250,000



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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



Property Ref:
WBY109198 - 0004

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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