



Winston Drive, Cottingham HU16 5NP

Welcome to

Winston Drive, Cottingham

Lovely Detached Bungalow In Cottingham With - Entrance Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Conservatory, 4 Bedrooms (One With En-Suite), Shower Room, Gardens, Garage & Off Street Parking! Call us now and book your viewing!



Entrance Porch

With double glazed door to the front.

Entrance Hall

With door to the front, radiator, storage cupboard and stairs to the First Floor.

Lounge

11' 9" max x 18' 1" (3.58m max x 5.51m)

With double glazed window to the side, fire with stone effect surround, television point, radiator, decorative ceiling rose and coving to the ceiling.

Dining Room

12' x 9' 9" (3.66m x 2.97m)

With double glazed window to the side, radiator, coving to the ceiling and double glazed patio style doors leading to the Rear Garden.

Kitchen

11' x 11' 9" (3.35m x 3.58m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, integrated dishwasher, integrated washing machine, double electric oven, electric hob, cooker-hood, central heating boiler, double glazed window to the side and double glazed door to the side.

Conservatory

11' 9" x 12' 7" (3.58m x 3.84m)

With double glazed windows to the side and rear and double glazed french style doors.

Bedroom 1

14' to rear of wardrobes x 12' 1" (4.27m to rear of wardrobes x 3.68m)

With double glazed window to the front, radiator, decorative ceiling rose, coving to the ceiling and fitted wardrobes.

Bedroom 4/ Study

12' 5" x 8' 9" (3.78m x 2.67m)

With double glazed window to the rear, wash hand basin and radiator.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, radiator, airing cupboard, spot light points and double glazed window to the side.

First Floor

Bedroom 2

11' 3" x 11' 4" (3.43m x 3.45m)

With double glazed window to the side and radiator.

En-Suite

En Suite with shower cubicle, low level wc, vanity wash hand basin, skylight window and extractor fan.

Bedroom 3

13' 8" x 13' 5" (4.17m x 4.09m)

With double glazed window to the side, radiator and cupboard housing water tank.

Outside

Front Garden

With gate, hedged surround and block paved driveway providing off street parking for several vehicles.

Rear Garden

With lawned area, trees, paved patio area, flower beds, shrubs and hedged surround.

Garage

20' 4" x 9' 1" (6.20m x 2.77m)

With power and light, door to the rear and up and over door.

Outside W/ C

With double glazed window to the rear, double glazed door to the rear and low level wc.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



view this property online williamhbrown.co.uk/Property/WBY110010



Welcome to

Winston Drive, Cottingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 4 Bedroom Bungalow In Cottingham
- Conservatory, En-Suite, Garage & Off Street Parking

Tenure: Freehold EPC Rating: D

guide price

£360,000

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 williambrown.co.uk/Property/WBY110010](https://www.williambrown.co.uk/Property/WBY110010)



Property Ref:
WBY110010 - 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.

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.



william h brown



01482 653111



Willerby@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)