

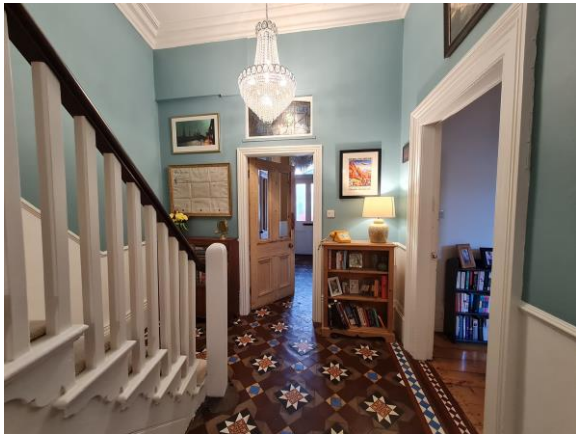


Hallgate, COTTINGHAM HU16 4DJ

Welcome to

Hallgate, COTTINGHAM

Fabulous, Spacious Home For Sale In Cottingham - with 3 Reception Rooms, Kitchen, 4 bedrooms (Master with Dressing Area & En Suite), 4th Bedroom With En Suite, Guest Room & Shower Room, Family Bathroom & Ground Floor Cloakroom & Off Street Parking! Call today and book your viewing!



Entrance Hall

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

Cloakroom

With low level wc, radiator, wash hand basin and window to the front.

Lounge

16' 5" into bay x 15' 7" max (5.00m into bay x 4.75m max)
With window to the front, feature open fire with marble effect surround, 3 radiators, decorative ceiling rose and coving to the ceiling.

Dining Room

13' 8" max x 13' 8" (4.17m max x 4.17m)
With feature open fire with marble effect surround, decorative ceiling rose, radiator, coving to the ceiling and french style doors to the Rear Garden.

Reception Room

10' 8" x 21' 2" (3.25m x 6.45m)
With 2 windows, radiator, feature log burner and built in cupboard.

Kitchen

20' x 8' 7" (6.10m x 2.62m)
With stainless steel sink and drainer unit, space for a range style cooker, skylight window, window to the side, plumbing for an automatic washing machine, plumbing for a dishwasher, radiator and double glazed french style doors leading to the Rear Garden.

Guest Room

7' 9" x 9' 6" (2.36m x 2.90m)
With window to the side, radiator and french style doors to the Rear Garden.

Shower Room

With shower cubicle, low level wc, wash hand basin, spot light points and chrome effect towel style radiator.

First Floor

Landing

With coving to the ceiling.

Bedroom 1

14' 5" x 16' 6" (4.39m x 5.03m)
With window to the front, 2 radiators, storage cupboard and coving to the ceiling.

Dressing Area

10' 5" x 14' 4" into access (3.17m x 4.37m into access)
With window to the front and radiator.

En Suite Wet Room

With mains shower, extractor fan, low level wc and wash hand basin.

Bedroom 2

13' 8" x 16' 1" (4.17m x 4.90m)
With window to the rear, feature open fire with cast iron surround, radiator and coving to the ceiling.

Bedroom 3

11' x 16' 5" into bay (3.35m x 5.00m into bay)
With bay window to the rear, window to the side, radiator and coving to the ceiling.

Family Bathroom

Bathroom with bath with mains shower over, vanity wash hand basin, towel style radiator, extractor fan and window to the side.

Separate W/ C

With stained glass window to the side, low level wc and wash hand basin.

Second Floor

Second Floor Landing

With skylight window, loft access and access to eaves.

Bedroom 4

14' 9" x 20' 8" (4.50m x 6.30m)
With skylight to the rear, window to the front, radiator and eaves storage.

En Suite

With shower cubicle, skylight window, low level wc, wash hand basin, radiator and spot light points.

Outside

Front Garden

With wall, gravelled area and driveway providing off street parking.

Rear Garden

With paved patio area, decking area, lawned area, wall, rear patio area, trees, borders housing trees/shrubs and fenced surround.



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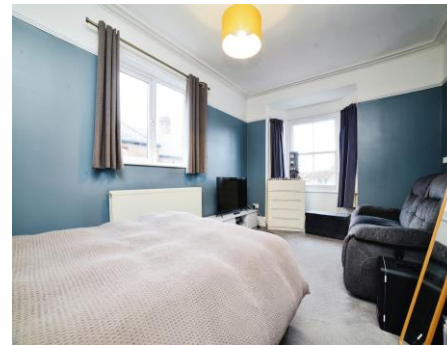
Welcome to

Hallgate, COTTINGHAM

- 4 Bedroom Home In Cottingham
- Substantial Sized Property - 254 Square Metres!
- Master Bedroom With Dressing Area & En Suite
- 4th Bedroom With En Suite & Guest Room & Shower Room
- Off Street Parking

Tenure: Freehold EPC Rating: E

£460,000



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/WBY110047



Property Ref:
WBY110047 - 0003

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.


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