



Metcalfe Drive, COTTINGHAM HU16 5FP

Welcome to

Metcalfe Drive, COTTINGHAM

GUIDE PRICE £210,000 - £220,000

Beautifully Presented Home In Cottingham with - Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens & Parking Spaces! Book your viewing today!



Entrance Hall

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

Cloakroom

With double glazed window to the front, low level wc, wash had basin and radiator.

Lounge

14' 2" x 12' (4.32m x 3.66m)

With double glazed window to the front, storage cupboard, television point and radiator.

Kitchen/ Diner

15' 2" x 8' 8" (4.62m x 2.64m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With storage cupboard and loft access.

Bedroom 1

9' 4" x 11' 9" (2.84m x 3.58m)

With double glazed window to the front, radiator and storage cupboard.

En Suite

With shower cubicle, low level wick, wash hand basin, radiator and extractor fan.

Bedroom 2

7' 7" x 9' (2.31m x 2.74m)

With double glazed window to the rear and radiator.

Bedroom 3

7' x 6' (2.13m x 1.83m)

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with mains shower over, wash hand basin, low level wc, radiator and double glazed window to the side.

Outside

Front Garden

With path and 2 parking spaces.

Rear Garden

With lawned area, paved patio area, borders, trees, fenced surround and shed.



check out more properties at williamhbrown.co.uk



Welcome to

Metcalfe Drive, COTTINGHAM

- GUIDE PRICE £210,000 - £220,000
- Beautifully Presented Throughout
- Semi Detached Home In Cottingham
- 3 Bedrooms (Master With En Suite)
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: B

guide price

£210,000 - £220,000

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

check out more properties at williamhbrown.co.uk



Property Ref:
WBY110677 - 0002

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@williamhbrown.co.uk



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



williamhbrown.co.uk