





Pickering Close, Cottingham HU16 5UQ



## Welcome to

## Pickering Close, Cottingham

Extended Home In Cottingham with - Entrance Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens & 2 Parking Spaces! Book your viewing now!













#### **Entrance Porch**

With double glazed door to the front with matching side screen.

#### **Entrance Hall**

With double glazed door to the side, radiator, storage cupboard and stairs to the First Floor.

#### Cloakroom

With low level wc, wash hand basin and radiator.

#### Lounge

9' 9" x 15' 2" ( 2.97m x 4.62m ) With double glazed windows to the front and side and radiator.

#### **Dining Room**

9' 2" x 13' 1" ( 2.79m x 3.99m ) With 2 double glazed windows to the rear, feature orangery style roof window, spot light points, feature radiator, open hatch through to the Kitchen and double glazed french style doors leading to the Rear Garden.

#### Kitchen

15' 4" x 8' 1" to front of cupboard  $\,$  ( 4.67m x 2.46m to front of cupboard  $\,$  )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, plumbing for an automatic washing machine, space for a fridge freezer, radiator and double glazed window to the side.

#### **First Floor**

**Landing** With storage cupboard and loft access.

#### Bedroom 1

10' 9" to rear of wardrobe x 10' 4" ( 3.28m to rear of wardrobe x 3.15m ) With double glazed window to the front, radiator and fitted wardrobes.

#### En Suite

With shower cubicle, low level wc, wash hand basin, radiator and double glazed window to the side.

#### Bedroom 2

8' 9" to front of wardrobes x 8' 6" ( 2.67m to front of wardrobes x 2.59m ) With double glazed window to the front, radiator and built in wardrobe.

#### Bedroom 3

 $8^{\prime}$  7" x 6' 4" ( 2.62m x 1.93m ) With double glazed window to the rear and radiator.

#### Bathroom

Bathroom with bath, low level wc, wash hand basin, extractor fan, radiator and double glazed window to the side.

#### Outside

**Front Garden** With path and 2 parking spaces.

#### Rear Garden

With paved path, lawned area, side access gate and shed.





## Welcome to

## **Pickering Close, Cottingham**

- Lovely, Extended Home In Cottingham
- 3 Bedrooms Master With En Suite
- Lounge & Dining Room
- 2 Parking Spaces
- •

Tenure: Freehold EPC Rating: B Council Tax Band: C

# £260,000





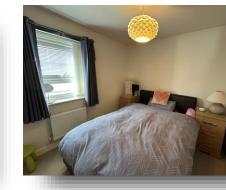
**Directions to this property:** 

01482 653111.

See below map for property location, for further information on

the local area please contact the Residential Sales Team on

### view this property online williamhbrown.co.uk/Property/WBY110944





Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: WBY110944 - 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.

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