



**Beechdale, COTTINGHAM HU16 4RH**

Welcome to

**Beechdale, COTTINGHAM**

GUIDE PRICE £230,000 - £240,000

Lovely Home In Cottingham with - Entrance Hall, Lounge/Diner, Fitted Kitchen, Ground Floor Cloakroom, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Call us now and book your viewing!



## **Entrance Hall**

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

## **Cloakroom**

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

## **Lounge/Diner**

With double glazed window to the front, feature open fire with tiled surround, 2 radiators, decorative ceiling rose, coving to the ceiling, double glazed window to the rear and double glazed door to the rear.

## **Kitchen**

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

## **First Floor**

### **Landing**

With 2 double glazed windows to the front and loft access.

### **Bedroom 1**

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

### **Bedroom 2**

With 2 double glazed windows to the side and radiator.

### **Bedroom 3**

With double glazed window to the rear, radiator, cupboard housing water tank, coving to the ceiling and fitted wardrobes.

### **Bathroom**

Bathroom with bath, vanity wash hand basin, low level wc, chrome effect towel style radiator and double glazed window to the rear.

## **Outside**

### **Front Garden**

With borders housing shrubs and plants, path, paving area and gravelled side driveway providing off street parking.

### **Rear Garden**

With borders housing plants and shrubs, trees, lawned area, rear paved area and fencing.

### **Garage**

Garage with power, side access door and up and over door.

### **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 as to timeframes for registration.

### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



***view this property online*** [williamhbrown.co.uk/Property/WBY111217](http://williamhbrown.co.uk/Property/WBY111217)



## Welcome to

### Beechdale, COTTINGHAM

- GUIDE PRICE £230,000 - £240,000
- 3 Bedroom Semi-Detached Home In Cottingham
- Spacious Open Plan Lounge/Diner
- Ground Floor Cloakroom & First Floor Family Bathroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

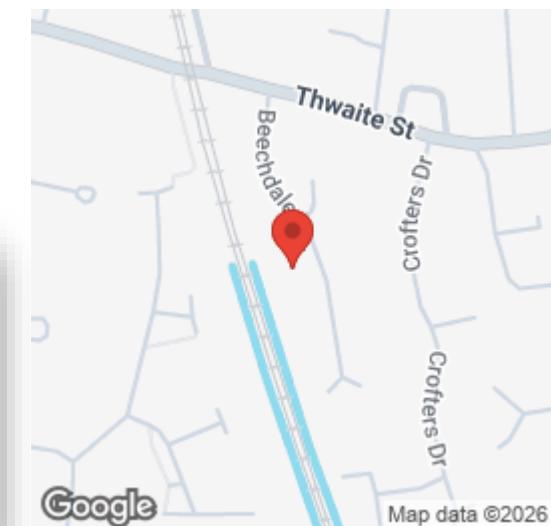
**£230,000 - £240,000**



**view this property online** [williamhbrown.co.uk/Property/WBY111217](http://williamhbrown.co.uk/Property/WBY111217)

#### 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:  
WBY111217 - 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



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