

Whitakers

Estate Agents



2 Scott Close, Cottingham, HU16 5FE

£365,000

Whitakers Estate Agents are delighted to present this exceptional example of the sought-after 'Harley' design by Charles Church Developments — a thoughtfully crafted, energy-efficient five-bedroom detached family home, built to meet the demands of modern living.

Externally, a smartly paved forecourt provides generous off-street parking, complemented by gravelled borders and access to an integral garage via a roller door. The overall frontage offers an attractive and low-maintenance first impression.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom,. The spacious lounge offers a relaxing retreat, while the impressive open-plan kitchen/diner forms the heart of the home — ideal for family life and entertaining alike. A separate utility room enhances practicality and keeps everyday living neatly organised.

A fixed staircase ascends to a central landing with built-in storage, and follows to a superb principal bedroom complete with en-suite bathroom with bath and shower, three further generous double bedrooms, and a versatile fifth bedroom — perfect as a nursery, study, or dressing room. A stylish family bathroom fitted with a four-piece suite serves the remaining accommodation.

French doors in the dining room open onto a patio that overlooks the enclosed rear garden : thoughtfully arranged, featuring a paved patio, neatly laid garden with faux grass, gravelled accents, and a timber decking seating area — creating a private and inviting outdoor space for relaxation or social gatherings.

The accommodation comprises

Front external

Externally there is a paved forecourt that accommodates off-street parking with gravelled sections. The integral garage is accessible via an up-and-over door.

Ground floor

Hall

Double glazed door with side window, central heating radiator, and tiled flooring. Leading to :

Cloakroom

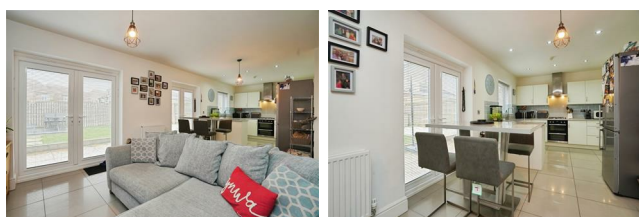
Central heating radiator, and tiled flooring. Furnished with a two-piece suite comprising pedestal sink, and low flush W.C.

Lounge 15'1" x 11'7" (4.62 x 3.55)



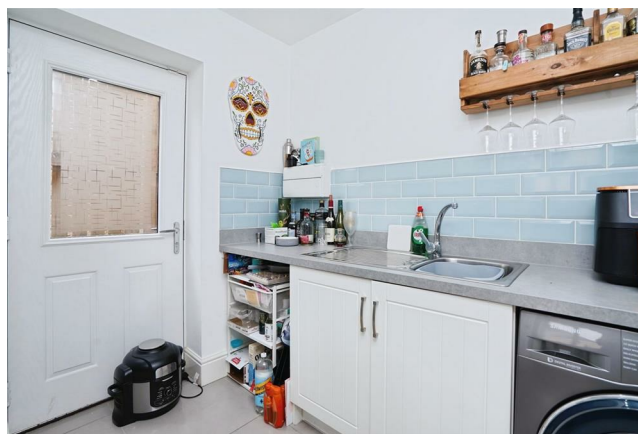
UPVC double glazed window, central heating radiator, and carpeted flooring.

Open plan kitchen / diner 11'5" x 28'2" (3.50 x 8.61)



UPVC double glazed French doors and window, two central heating radiators, and tiled flooring. Fitted with a range of floor and eye level units, quartz worktop with splashback upstand above, sink with mixer tap, and integrated oven with hob and extractor hood above.

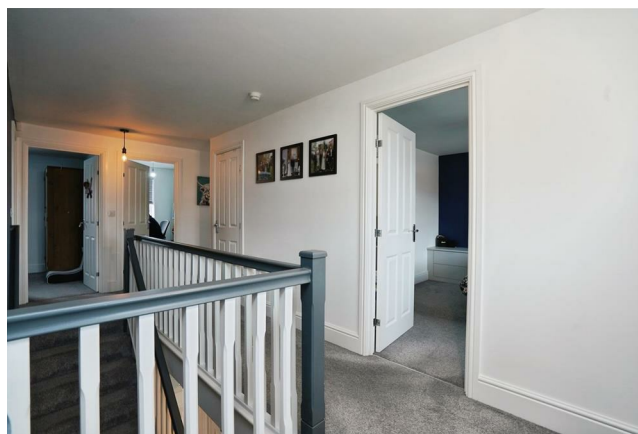
Utility room 5'8" x 8'0" (1.73 x 2.45)



Double glazed door, and tiled flooring. Fitted with floor level units, complimentary worktop with splashback upstand above, sink with mixer tap, and plumbing for a washing machine.

First floor

Landing



UPVC double glazed window, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 13'1" x 11'7" (4.00 x 3.55)



UPVC double glazed window, central heating radiator, fitted wardrobe and carpeted flooring.

En-suite



UPC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a bath, walk-in shower enclosure, pedestal sink, and low flush W.C.

Bedroom two 8'7" x 12'8" (2.62 x 3.88)



With access to the loft hatch, UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 10'9" x 9'4" (3.28 x 2.86)



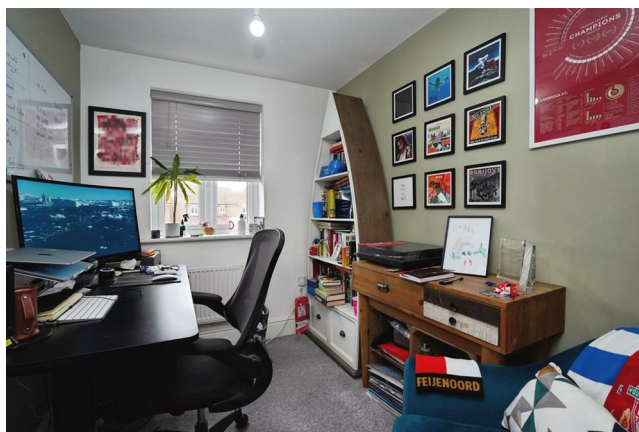
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom four 12'7" x 8'5" (3.84 x 2.57)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom five / study 8'7" x 6'7" (2.62 x 2.03)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a four-piece suite comprising Panelled bath, walk-in enclosure, pedestal sink, and low flush W.C.

Rear external



French doors in the dining room open onto a patio that overlooks the enclosed rear garden : laid with faux grass, and complimented with gravelled and wooden decking seating areas.

Location

The development is perfectly positioned on a modern and highly desirable development, the property enjoys a prime setting opposite Castle Hill Hospital, within easy reach of excellent transport links and just a short distance from Cottingham's charming and historic village centre.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH099002000

Council Tax band - E

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is

instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

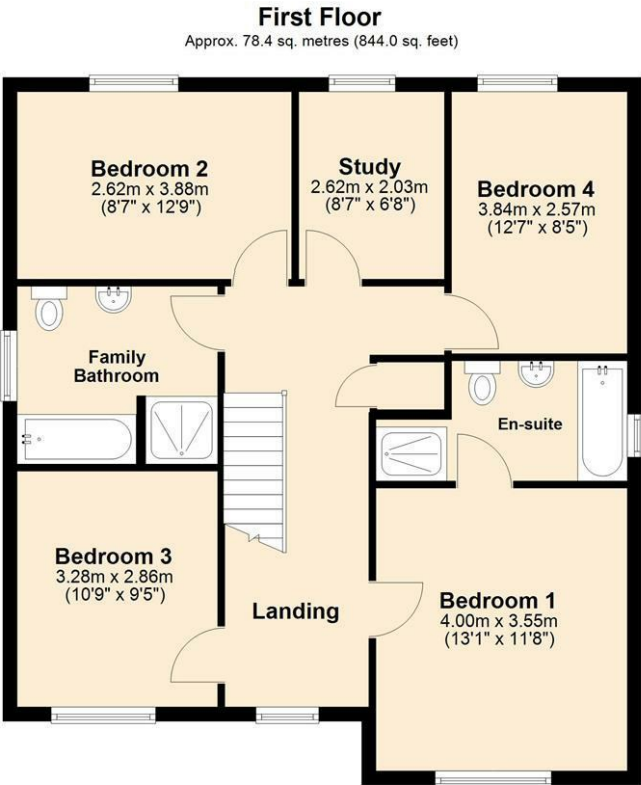
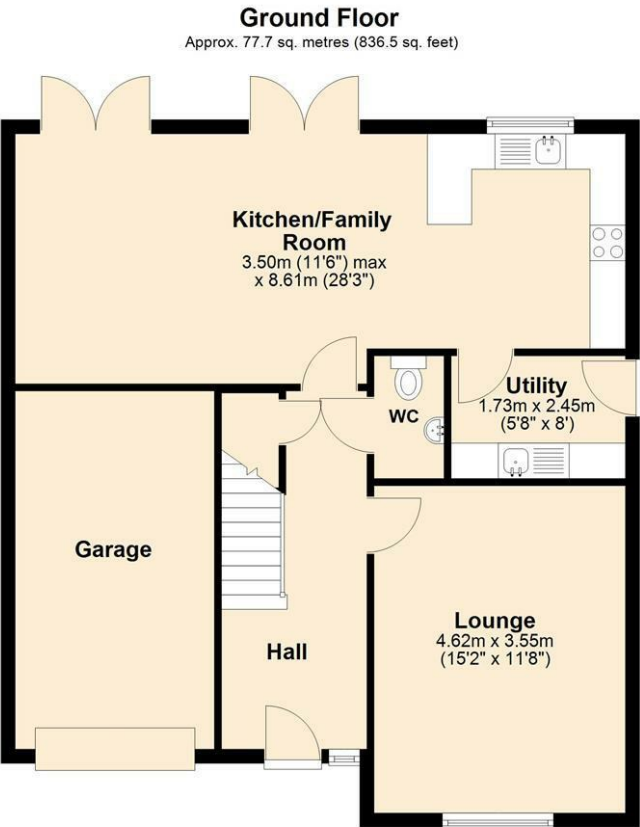
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

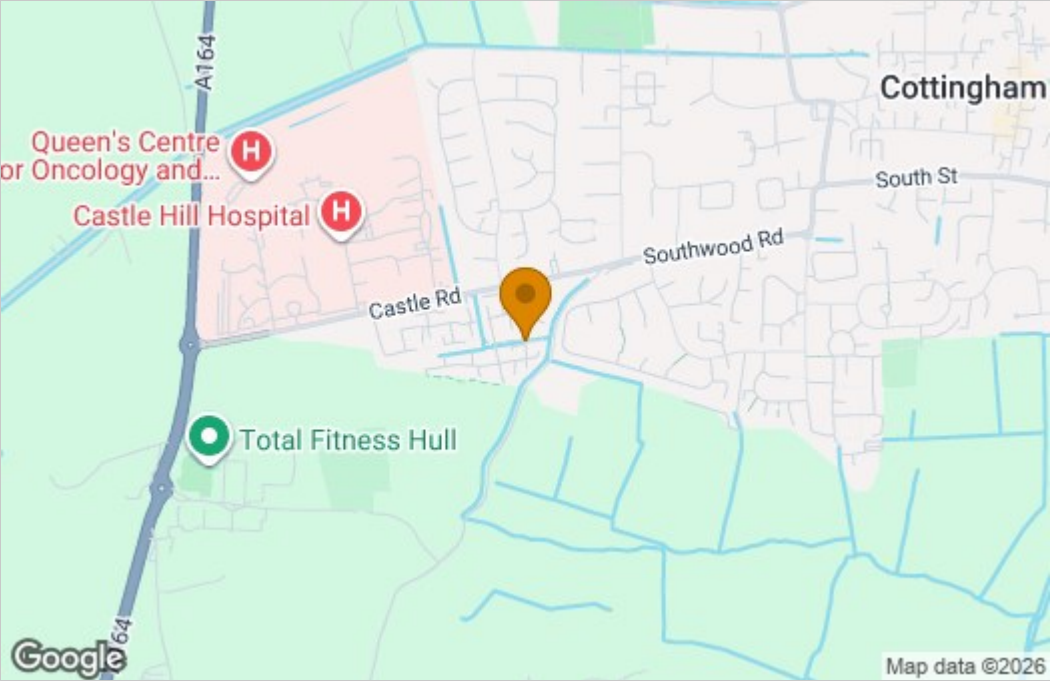
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Floor Plan

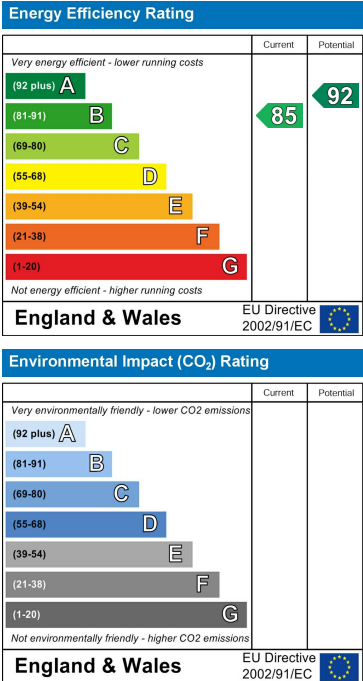


Total area: approx. 156.1 sq. metres (1680.5 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.