



**Hallgate, COTTINGHAM HU16 4BQ**

**Welcome to**

**Hallgate, COTTINGHAM**

Lovely Home In Cottingham with - Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Ground Floor Cloakroom, 3 Bedrooms, Bathroom & WC, Established Gardens, Off Street Parking & Garage! Book your viewing now!



## Entrance Porch

With double glazed door to the front and double glazed windows to the front and side.

## Entrance Hall

With door to the front, window to the side and stairs to the First Floor.

## Lounge

With double glazed bay window to the front, feature fireplace housing gas fire, radiator and coving to the ceiling.

## Dining Room

With feature fireplace, radiator, coving to the ceiling, double glazed windows to the rear and double glazed door leading to the Rear Garden.

## Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, cooker-hood, integrated fridge freezer, plumbing for an automatic washing machine, 2 radiators, cupboard housing boiler, coving to the ceiling, double glazed bay window to the side and double glazed door to the side.

## Cloakroom

With low level wc and extractor fan.

## First Floor

### Landing

With double glazed window to the side and loft access.

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

Bathroom with bath, wash hand basin, shaver point, radiator, fitted storage, coving to the ceiling and double glazed window to the rear.

### Separate W/C

With low level wc and double glazed window to the side.

## Outside

### Front Garden

With borders housing trees and shrubs and block paved driveway providing off street parking.

### Rear Garden

Stunning, established garden with lawned areas, block paved patio area, borders housing plants and shrubs, raised beds, pond, wrought iron fencing, shed and greenhouse.

### Workshop

With door and window to the side.

### Garage

With side gate and up and over door.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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## Welcome to

### Hallgate, COTTINGHAM

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Lovely, 3 Bedroom Home In Cottingham
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

guide price

# £300,000



### 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

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Property Ref:  
WBY111730 - 0002

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