

Whitakers

Estate Agents



16 Old Village Road, Cottingham, HU20 3US

£169,950

This immaculate two bed end of terrace occupies an enviable position in the village with superb open aspect views to the rear over fields making you feel like you are away in the countryside but only 4.2 miles away from Cottingham village with all the amenities it has to offer.

The property briefly comprises - lounge with bay window, modern fitted kitchen, contemporary fitted shower room with walk in shower enclosure, his and hers vanity sinks together with two double bedrooms (bed two fitted).

Externally to the front of the property is a low maintenance garden block paved to accommodate multiple cars for off street parking together with the garage.

The real show stopper however is the rear garden which is mainly laid to lawn with a patio seating area and fantastic open aspect views.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Lounge 17'2 max into bay x 10'8 (5.23m max into bay x 3.25m)



With Upvc double glazed bay window to the front aspect, central heating radiator x 2 and store cupboard.

Kitchen 7'4 x 6'10 (2.24m x 2.08m)



With a range of modern floor and eye level units and complimentary work surfaces above and splash back tiling. Sink with mixer tap, Oven, Hob and Hood above. Upvc double glazed window.

Rear Lobby

Central heating radiator and double glazed back door leading to the garden.

First Floor

Landing

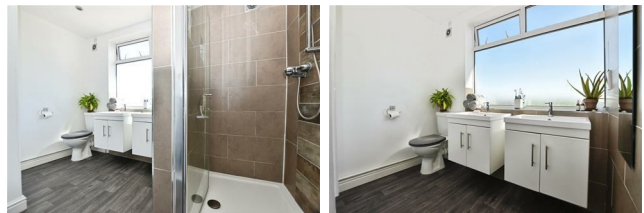
Fixed stairs leading to bedroom two

Bedroom One 10'8 x 8'1 (3.25m x 2.46m)



Upvc double glazed window and central heating radiator.

Shower Room 10'7 x 6'9 (3.23m x 2.06m)



With a walk in shower and mixer shower above, his and hers vanity sinks and a low flush toilet. Upvc double glazed and a store cupboard.

Second Floor

Bedroom Two 17'4 max into bay x 10'8 (5.28m max into bay x 3.25m)



With a range of fitted wardrobes and built in storage cupboards in the eaves, Upvc double glazed and a central heating radiator.

External



Low maintenance front garden designed for off street parking for multiple cars leading to the garage. External rear is mainly laid to lawn with a

paved patio and useful brick built store with lights and power and access to the garage.

Tenure

This property is Freehold.

EPC

EPC rating - E

Council Tax

Council Tax band - B

Local Authority - East Riding Of Yorkshire

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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Ultrafast 1000 Mbps

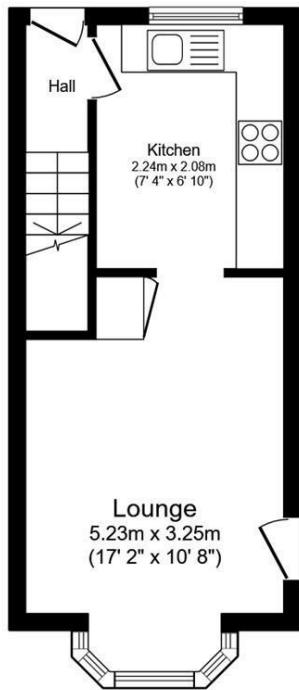
Coastal Erosion - N/A

Coalfield or Mining Area - No

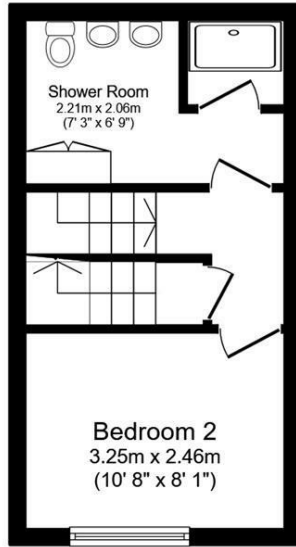
Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

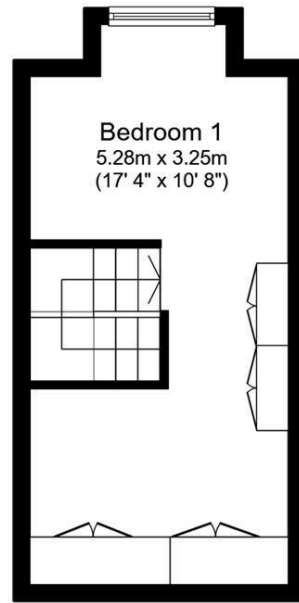
Floor Plan



Ground Floor
Floor area 25.3 sq.m. (272 sq.ft.)



First Floor
Floor area 20.8 sq.m. (224 sq.ft.)

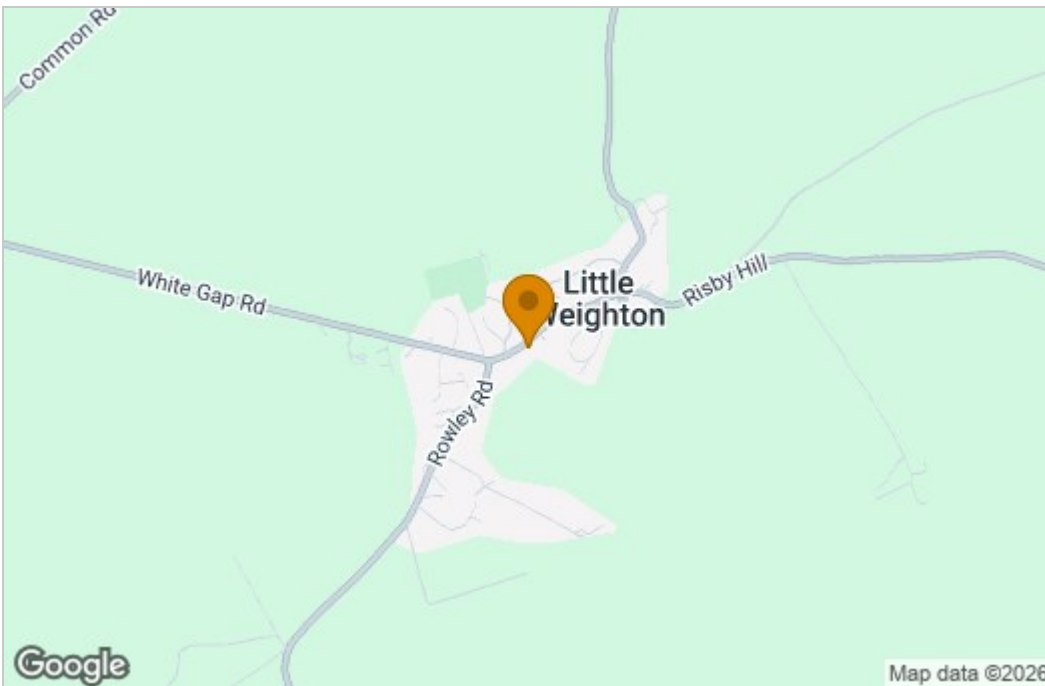


Second Floor
Floor area 21.8 sq.m. (235 sq.ft.)

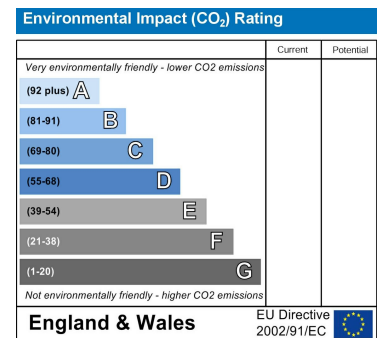
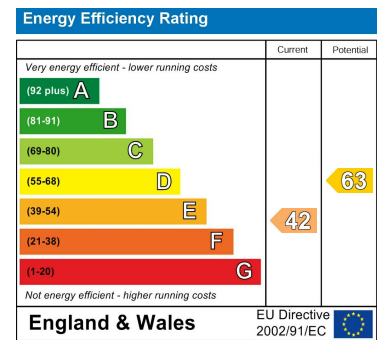
Total floor area: 67.9 sq.m. (731 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.