



Wilson Drive, Cottingham HU16 5UR

Welcome to

Wilson Drive, Cottingham

GUIDE PRICE £230,000 - £250,000

Beautiful Home In Cottingham with - Entrance Hall, Lounge/Diner, Kitchen/Diner, Utility Room, Ground Floor Cloakroom, 3 Bedrooms (Master With En Suite), Family Bathroom, Gardens & Off Street Parking! Call now to book your viewing!



Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin, radiator and extractor fan.

Lounge

With double glazed window to the front, double glazed window to the side and radiator.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, central heating boiler, double glazed windows to the front and side and double glazed french style doors to the side.

Utility Room

With base units, work surfaces, storage cupboard and plumbing for an automatic washing machine.

First Floor

Landing

With storage cupboard, radiator and loft access.

Bedroom 1

With double glazed window to the front and radiator.

En Suite

En Suite with shower cubicle, low level wc, wash hand basin, towel style radiator and double glazed window to the front.

Bedroom 2

With double glazed window to the front, radiator and storage cupboard.

Bedroom 3

With double glazed window to the side and radiator.

Bathroom

Bathroom with bath with mixer shower over, low level wc, wash hand basin, radiator and double glazed window to the side.

Outside

Front Garden

With path, shrubs and plants and block paved driveway to the side providing off street parking.

Rear Garden

Rear Garden with lawned area, paved patio area, borders housing plants and shrubs, side access gate and fencing.



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Welcome to

Wilson Drive, Cottingham

- GUIDE PRICE £230,000 - £250,000
- Beautifully Presented Throughout
- 3 Bedrooms (Master With En Suite)
- Lounge/Diner, Kitchen/Diner & Utility Room
- Off Street Parking

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

guide price

£230,000 - £250,000

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

view this property online williambrown.co.uk/Property/WBY111416



Property Ref:
WBY111416 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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