



8 Westfield Close, Cottingham HU16 5PF
Offers Over £270,000

- Traditional modernised semi-detached house
- Lounge
- Superb Living Dining Kitchen
- Three Bedrooms; two fitted
- Modern House Bathroom
- Large South facing rear garden with covered seating terrace and wild flower garden
- Private block sett driveway
- Walking distance of Westfield School
- Viewing an absolute must!
- EPC Rating: C. Council Tax Band: B

This modernised, traditional link semi-detached house is within this most sought after location, a stone's throw from Westfield School. Enjoying uPVC double glazing and gas central heating the well-appointed accommodation comprises Entrance Hallway, Lounge, open plan Living Dining Kitchen and to the first floor there are three Bedrooms; two of which are fitted and a modern house Bathroom.

The large Southerly facing garden provides enviable outdoor space with a covered terrace area and garden store. Having been landscaped and with a garden shed, beyond the first section of the garden hides a second garden which is a beautiful wild flower, nature garden.

There is a block sett driveway and low maintenance attractive front garden. Viewing is an absolute must!

LOCATION

Westfield Close is an attractive development positioned just off Westfield Road, which in turn is accessed from Dene Road in the shadow of the ever-popular Westfield School, and lying within ease of reach of the village centre.

Cottingham is listed as one of the UK's largest villages and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts and side window leads into:

ENTRANCE HALLWAY

Quarry tiled flooring, staircase to the first floor accommodation with spindle balustrade and access to the understairs storage cupboard which houses the utility meters.

LOUNGE

11'11" x 11'5" maximum decreasing to 9'1" (3.63m x 3.48m maximum decreasing to 2.77m)
uPVC double glazed bay window to the front elevation, fireplace with living flame gas fire and wall mounted TV aerial point.

LIVING/DINING KITCHEN

20' x 12'10" decreasing to 9'8" (6.10m x 3.91m decreasing to 2.95m)
uPVC double glazed window and uPVC double glazed French doors with side windows opening out into the rear garden. A superb open plan family area.

To the sitting/dining area there is attractive wood laminate flooring and a feature tiled fireplace. A peninsular base unit separates the kitchen area which has an extensive range of two tone blue and ivory Shaker base and wall units with wooden work surfaces, stainless steel gas hob with concealed extractor, double electric oven and sink unit with drainer and mixer tap, space and plumbing for washing machine and integrated fridge freezer.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation. Access via drop down ladder to loft space which is boarded out for storage.

BEDROOM 1

15'6" into bay x 9'9" to slide robes (4.72m into bay x 2.97m to slide robes)
uPVC double glazed window to the front elevation, fitted storage cupboard and modern glass fronted slide robes providing hanging and storage facilities.

BEDROOM 2

9'11" x 9'1" (3.02m x 2.77m)
uPVC double glazed window to the rear elevation, full wall of modern fitted slide robes with mirror fronts providing hanging and storage facilities.

BEDROOM 3

8'9" x 7'11" (2.67m x 2.41m)
uPVC double glazed window to the front elevation.

BATHROOM

7'10" x 5'3" (2.39m x 1.60m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising L-shaped bath with shower screen and shower over, Aqua boarding to the shower area, pedestal wash hand basin and low level w.c.

OUTSIDE

The rear garden is absolutely superb, having been landscaped to provide great outdoor space and directly beyond the living/dining kitchen is a covered terrace with stone patio, stepping down to a meticulously lawned garden with further patio area and BBQ seating area giving access to a further nature garden positioned to the head of the plot. The rear garden offers a good degree of privacy and also has the benefit of being South facing.

A side passageway provides access to the rear incorporating a brick built outbuilding where lighting, electric sockets, a downstairs toilet and plumbing for an automatic washing machine. The front of the property has a block sett driveway providing off-street parking and has a gravelled low maintenance garden with inset circular feature. There is also planting and a dwarf ornamental wall.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

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GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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