

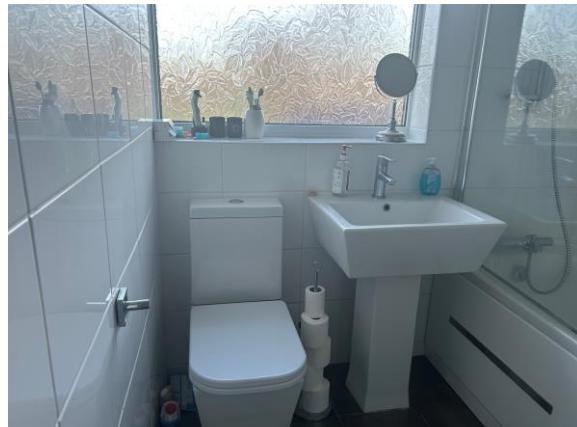


Northgate, Cottingham HU16 5QW

Welcome to

Northgate, Cottingham

Lovely Home For Sale In Cottingham with - Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Utility Room, Family Bathroom & Ground Floor Cloakroom, 3 Bedrooms, Gardens & Garage! Book your viewing today!



Entrance Hall

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

Cloakroom

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

Lounge

19' x 11' 9" (5.79m x 3.58m)

With feature fireplace housing electric fire, radiator, understairs cupboard and double glazed patio style doors.

Dining Room

14' 7" into bay x 12' to recess (4.45m into bay x 3.66m to recess)

With double glazed bay window to the front, feature fireplace and wall light points.

Kitchen/Diner

13' 9" x 10' 11" (4.19m x 3.33m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, breakfast bar and double glazed window to the side.

Utility Room

6' x 4' 5" (1.83m x 1.35m)

With work surfaces, central heating boiler and plumbing for an automatic washing machine.

First Floor

Landing

With loft access.

Bedroom 1

14' 5" into bay x 12' 1" to recess (4.39m into bay x 3.68m to recess)

With double glazed bay window to the front and radiator.

Bedroom 2

11' x 12' (3.35m x 3.66m)

With double glazed window to the rear, radiator and 2 fitted cupboards.

Bedroom 3

6' 4" x 8' 1" (1.93m x 2.46m)

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath with shower attachment, low level wc, wash hand basin, radiator and double glazed window to the rear.

Outside

Front Garden

With shrubs, tress, path, wall and paved patio area.

Rear Garden

Rear Garden with artificial lawned area, path, paved patio area, hedging and summerhouse.

Garage

Garage accessed via the tenfoot.



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Welcome to Northgate, Cottingham

- Beautiful Home For Sale In Cottingham
- Lounge & Dining Room & Utility Room
- Family Bathroom & Ground Floor Cloakroom
- Garage
- Extremely Sought After Residential location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

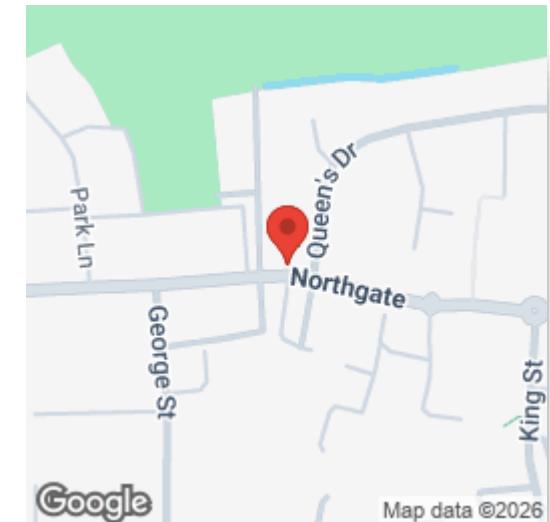
£210,000



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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



Property Ref:
WBY111488 - 0002

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



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