



Winteringham Walk, Cottingham HU16 5HL

Welcome to

Winteringham Walk, Cottingham

GUIDE PRICE £160,000 - £170,000

Lovely Home On Winteringham Walk In Cottingham with - Entrance Hall, Lounge, Open Plan Kitchen/Diner, 3 Bedrooms, Family Bathroom & Gardens! Book your viewing now!



Entrance Hall

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

Lounge

12' 3" x 12' 6" (3.73m x 3.81m)

With double glazed window to the front, radiator and television point.

Kitchen/Diner

10' 2" x 19' 2" (3.10m x 5.84m)

Fitted kitchen with an array of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, 2 radiators, plumbing for an automatic washing machine, space for a tumble dryer, double glazed window to the rear, double glazed door to the side and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With radiator and loft access.

Bedroom 1

11' 9" max x 12' 1" (3.58m max x 3.68m)

With double glazed window to the front and radiator.

Bedroom 2

12' x 10' 3" (3.66m x 3.12m)

With double glazed window to the rear and radiator.

Bedroom 3

9' 3" x 9' 5" narrowing to 6' 3" (2.82m x 2.87m narrowing to 1.91m)

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

Bathroom

Bathroom with bath with mains shower over, low level wc, vanity wash hand basin, radiator, storage cupboard and double glazed window to the rear.

Outside

Front Garden

With hedging and path.

Rear Garden

With lawned area, gravelled area, patio area, rear access gate, wooden shed and 2 brick outbuildings with power.



view this property online williamhbrown.co.uk/Property/WBY111313



Welcome to

Winteringham Walk, Cottingham

- GUIDE PRICE £160,000 - £170,000
- Beautifully Presented Throughout
- 3 Bedrooms
- Open Plan Kitchen/Diner
- Excellent Cottingham Location

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000 - £170,000



view this property online williamhbrown.co.uk/Property/WBY111313

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:
WBY111313 - 0005

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



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk