



**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.



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## **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

### **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.

guide price

**£160,000 - £170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY111313 - 0005

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