



Morris Croft, Cottingham HU16 5GU

Welcome to

Morris Croft, Cottingham

GUIDE PRICE £230,000 - £245,000.

Stunning Home In Cottingham with - Entrance Hall, Lounge/Diner/Day Room, Kitchen/Diner, Family Bathroom, Ground Floor Cloakroom, 3 Bedrooms (Master With En Suite), Gardens & Off Street Parking! Book your viewing today!



Entrance Hall

With double glazed door to the front and radiator.

Cloakroom

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

Lounge

15' 4" x 11' 6" (4.67m x 3.51m)

With double glazed window to the front, double glazed window to the side, wall light points, radiator, television point and stairs to the First Floor.

Kitchen

10' 4" x 14' 7" (3.15m x 4.45m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated dishwasher, integrated fridge freezer, plumbing for an automatic washing machine, radiator, storage cupboard, central heating boiler, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With storage cupboard, radiator and loft access.

Bedroom 1

8' 5" x 13' 7" (2.57m x 4.14m)

With double glazed window to the front and radiator.

En Suite

En Suite with shower cubicle, low level wc, wash hand basin, radiator, shaver point and double glazed window to the side.

Bedroom 2

8' 5" x 7' 7" (2.57m x 2.31m)

With double glazed window to the rear and radiator.

Bedroom 3

8' 6" x 6' 11" (2.59m x 2.11m)

With double glazed window to the front and radiator.

Bathroom

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

Outside

Front Garden

With borders, side access gate and block paved driveway providing off street parking.

Rear Garden

With lawned area, paved patio area, raised borders housing plants and shrubs, path, wall, fencing and shed.



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- Beautifully Presented Home In Cottingham
- 3 Bedrooms (Master With En Suite)
- Family Bathroom & Ground Floor Cloakroom
- Lounge/Diner/Day Room & Off Street Parking

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

guide price

£230,000 - £245,000



Directions to this property:

See below map for property location, for more 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

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Property Ref:
WBY111365 - 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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