

Whitakers

Estate Agents



6 Oppy Wood Close, Cottingham, HU16 5GR

£180,000

**** £5000 allowance toward deposit ****

Whitakers Estate Agents are pleased to introduce this immaculate new-build property which would make an ideal step onto the property ladder for a first time buyer or young family.

Externally to the front aspect, there is a paved driveway that provides two allocated vehicle parking spaces.

To access the property, the resident uses the entrance lobby which leads to a spacious lounge, and fitted kitchen that incorporates a cloakroom.

A fixed staircase ascends to the first floor which boasts two double bedrooms, and a bathroom furnished with a three-piece suite.

French doors in the kitchen open onto the enclosed rear garden which is mainly laid to lawn, and complimented by patio and gravelled seating areas.

The accommodation comprises

Front external

Externally to the front aspect, there is a paved driveway that provides two allocated vehicle parking spaces.

Ground floor

Entrance lobby

Composite door, central heating radiator, and carpeted flooring.

Lounge 11'8" x 13'0" maximum (3.56 x 3.97 maximum)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Cloakroom

UPVC double glazed window, central heating radiator, laminate flooring, and furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Kitchen 7'7" x 13'0" (2.33 x 3.97)



UPVC double glazed French doors with side windows, under stairs storage cupboard, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback up stand above, sink with mixer tap, integrated washing machine, and oven with hob and extractor hood above.

First floor

Bedroom one 9'5" x 12'9" (2.88 x 3.91)



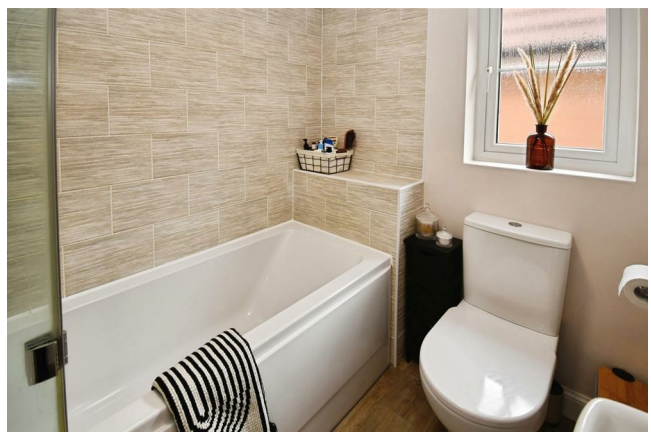
UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom two 7'6" x 12'11" (2.31 x 3.96)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Ground floor

Rear external



French doors in the kitchen open onto the enclosed rear garden which is mainly laid to lawn, and complimented by patio and gravelled seating areas.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH228006000

Council Tax band - C

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

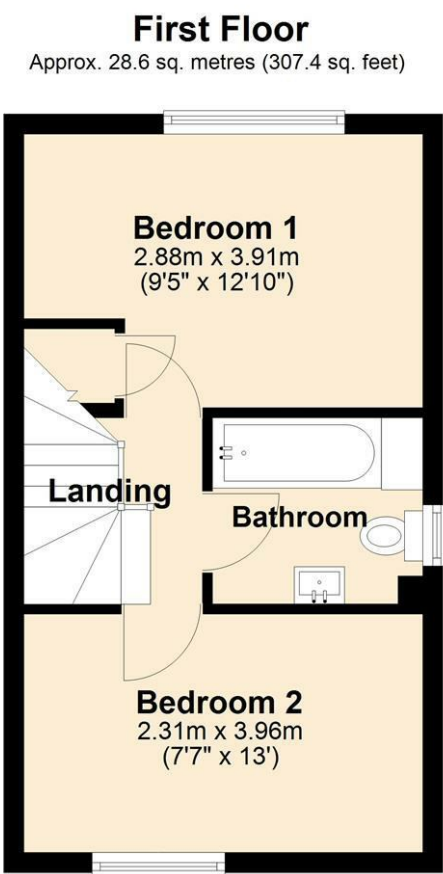
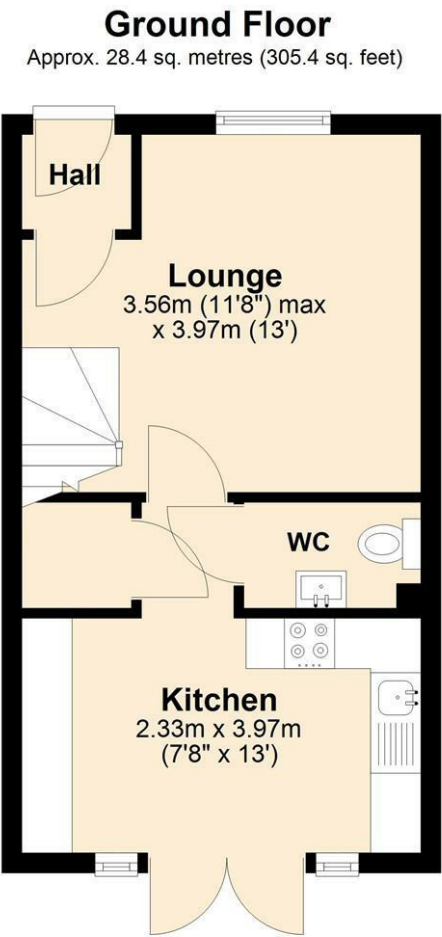
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

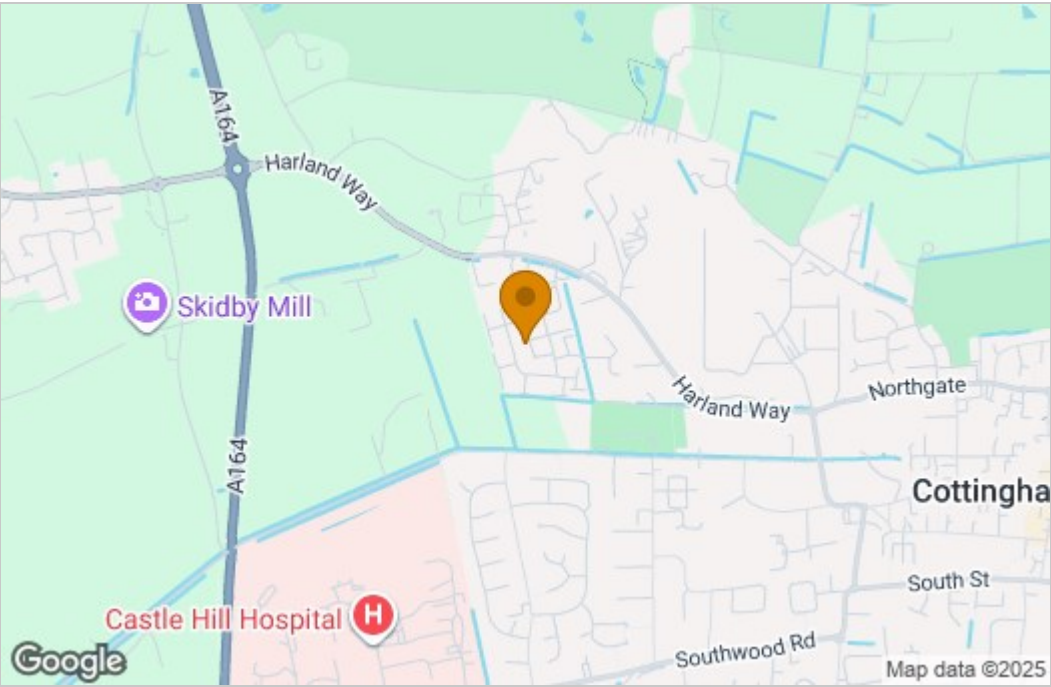
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Floor Plan

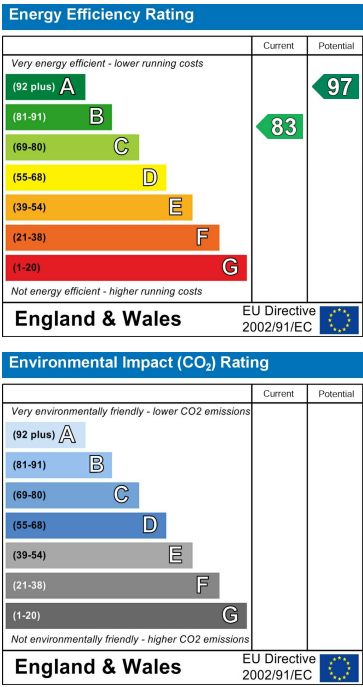


Total area: approx. 56.9 sq. metres (612.8 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.