



St. Annes Drive, Cottingham, HU16 4QL
Offers Over £215,000

Philip
Bannister
Estate & Letting Agents

St. Annes Drive, Cottingham, HU16 4QL

Key Features

- A Superb 3 Bed Semi Detached Home
- Fantastically Improved By the Current Sellers
- Entrance Hall, Lounge, Newly Fitted Dining Kitchen
- Bathroom, Gardens, Driveway & Garage.
- Conveniently Located Close To Amenities in Cottingham
- Early Viewing is A Must,
- EPC - C

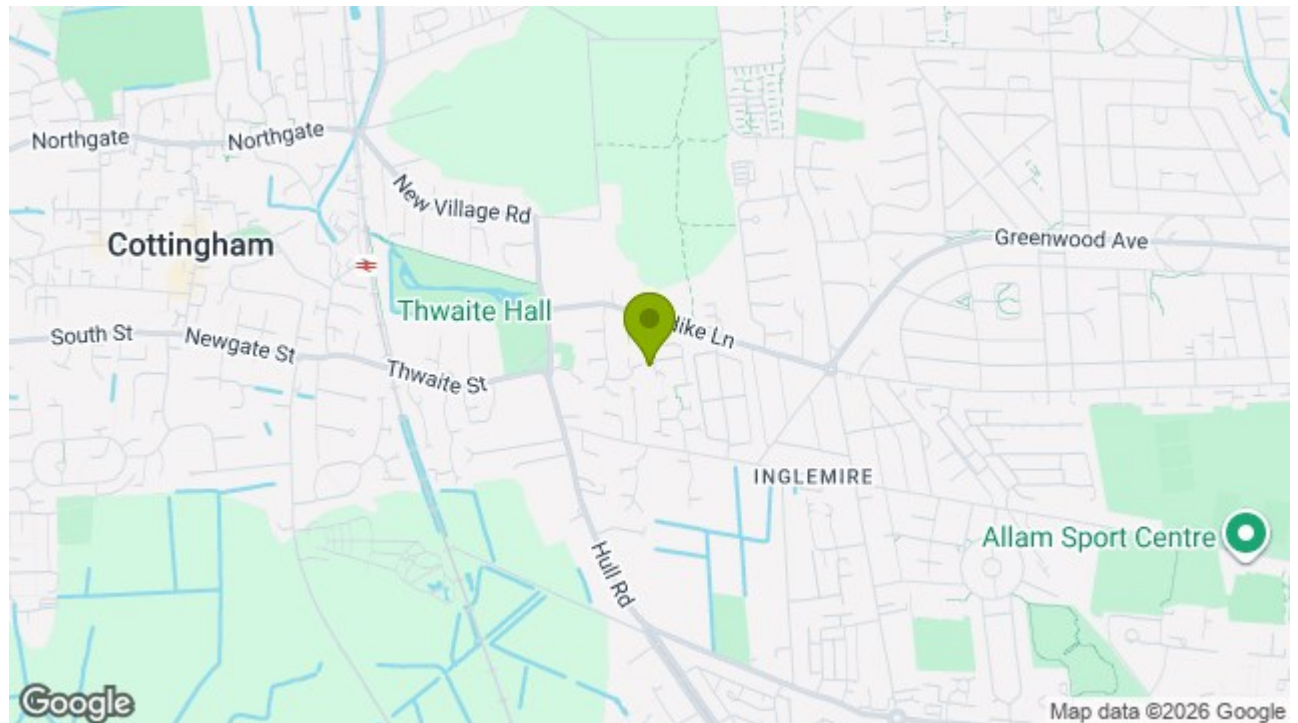
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

An exceptional three-bedroom semi-detached residence, extensively enhanced to an impressive standard and a true credit to its current owners. Ideally positioned on the ever-popular St Annes Drive, the property lies within easy reach of Cottingham Village and its excellent range of local amenities.

The accommodation briefly comprises a welcoming entrance hall, a well-proportioned lounge, and a stylish dining kitchen to the ground floor. To the first floor, a central landing leads to the bedrooms and a contemporary family bathroom.

Externally, the property benefits from a neatly presented front garden, providing additional off-street parking alongside the driveway. To the rear, a delightful westerly-facing garden offers a private and sunny outdoor space, complemented by a brick-built garage equipped with an up-and-over door, as well as light and power.

Early viewing is highly recommended to fully appreciate the quality and appeal of this outstanding home.





COTTINGHAM

Cottingham is reputed to be the largest village in England and is situated approximately five miles to the North of Hull City Centre and approximately six miles to the South of Beverley. Extensive and varied shopping facilities, local primary and secondary schooling and public transportation including a train station are offered within the village. Good road connections offer access to Hull, Beverley & the A63/M62 motorway link.

GROUND FLOOR

ENTRANCE HALL

with a composite entrance door, LVT flooring, understairs cupboard and stairs to the first floor.

LOUNGE

with double glazed window to the front elevation and built in media wall with electric fire.

DINING KITCHEN

with a range of shaker style base and wall units, granite work surfaces inset sink unit, drawers, four ring gas hob, electric oven, extractor hood, built in dish washer, plumbing for automatic washing machine, under counter lighting, plumbing for fridge freezer, inset lights, LVT flooring, double glazed window to the rear elevation and double glazed french doors onto the rear garden.

FIRST FLOOR

LANDING

with double glazed window to the side elevation, airing cupboard with boiler and access to roof void.

BEDROOM 1

with double glazed window to the front elevation and built in wardrobes.

BEDROOM 2

with double glazed window to the rear elevation, built in wardrobes and over cupboards.

BEDROOM 3

with double glazed window to the front elevation.

BATHROOM

with a three piece white suite, comprising panelled bath with rain shower over and glazed shower screen, wash hand basin, w.c, LVT flooring, touch screen mirror cabinet with built in blue tooth, splash back tiling and double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is a garden area which has been designed for additional parking to the driveway and to the rear a lovely westerly, artificial lawn garden with porcelain tiled patio area, cold water tap, electrics and fencing forming boundary and gate. There is a brick built garage with up and over door and double glazed french doors.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations

are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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