

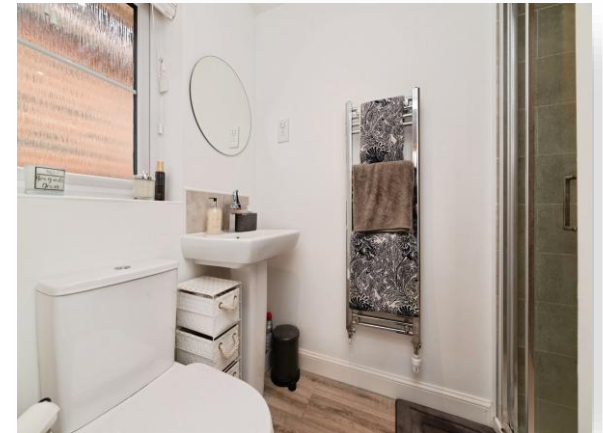


Brigade Drive, Cottingham HU16 5GQ

Welcome to

Brigade Drive, Cottingham

Beautiful Home In Cottingham with - Entrance Hall, Lounge, 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.

Cloakroom

With low level wc, wash hand basin and radiator.

Lounge

With double glazed windows to the front and side, radiator and stairs to the First Floor.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, radiator, spot light points, understairs cupboard, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With radiator, storage cupboard and loft access.

Bedroom 1

With double glazed window to the front and radiator.

En Suite

En Suite with shower cubicle, low level wc, wash hand basin, extractor fan, shaver point, chrome effect towel style radiator and double glazed window to the side.

Bedroom 2

With double glazed window to the rear and radiator.

Bedroom 3

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath with shower over, glazed shower screen, low level wc, wash hand basin, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front

With block paved driveway providing off street parking.

Rear Garden

Rear Garden with lawned area, paved patio areas, shed and fencing.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Brigade Drive, Cottingham

- Beautifully Presented Throughout
- 3 Bedrooms (Master With En Suite)
- Kitchen/Diner & Ground Floor Cloakroom
- Off Street Parking
-

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

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.

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111507 - 0004

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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