



## Metcalfe Drive Cottingham, HU16 5FP

- Three Bedroom Semi-Detached Home
- Located In The Beautiful Village of Cottingham
- Excellent School Catchment Area
- Walking Distance to Castle Hill Hospital
- Private Driveway
- Great Transport Links Nearby

Asking price £220,000





This well-presented three-bedroom semi-detached property, tucked away in the popular village of Cottingham, is ideal for first-time buyers or growing families looking for somewhere they can move straight into and make their own. Offering excellent access to local schools, shops, and transport links, it ticks plenty of boxes for everyday family life.

This home provides generous living space with the potential to add your own personal touch. Benefitting from a driveway providing off-street parking for up to 2 vehicles, and a great sized private rear garden, which is mainly laid to lawn with a patio seating area, perfect for family gatherings and outdoor entertaining.

Often described as one of the largest villages England, Cottingham has a mix of historic charm and modern convenience. There is a mix of shops, cafes, pubs and restaurants, along with a local Aldi and Co-Op. There is also multiple parks, peaceful walking spots, a nearby golf course and a weekly market on a Thursday, adding to the traditional village atmosphere.

Local schools include Hallgate Primary, Westfield Primary and Bacon Garth Primary. Cottingham High School is the providing Secondary School.

Cottingham is five miles from Hull and six miles from Beverley, boasting excellent transport links by road, rail, and bus.

This property represents a fantastic opportunity to purchase a turn-key home in a highly desirable village location, call us now to arrange your viewing!!



### Entrance Hall

Upon entering the property through the solid composite front door, the welcoming entrance hall has laminate flooring, radiator, door leading to the downstairs WC, door leading to the lounge and carpeted staircase leading to the first floor.

### Lounge

12'0" x 14'2"

A bright and spacious lounge comprising carpet flooring, door leading to the kitchen/diner, door leading to understairs storage, radiator and uPVC window.

### Kitchen / Diner

15'7" x 8'7"

Modern fitted kitchen consisting of wall and base units with sink basin, extractor fan unit and the following integrated items; oven, gas hob and fridge/freezer. With laminate flooring, uPVC window, radiator and French doors leading to the rear garden.

### Downstairs WC

2'11" x 4'11"

Practical and convenient, comprising WC, hand sink basin, laminate flooring, uPVC window and radiator.

### Bedroom 1

A generous double bedroom with door leading to storage cupboard and door leading to en-suite. With carpet flooring, uPVC window and radiator.

### En-Suite

5'1" x 6'1"

Fitted modern suite comprising shower cubicle, WC, and pedestal hand basin. With lino flooring, uPVC window, radiator and extractor fan.

### Bedroom 2

8'11" x 7'3"

With carpet flooring, uPVC window and radiator.

### Bedroom 3

5'11" x 7'4"

With carpet flooring, uPVC window and radiator.

### Bathroom

5'5" x 5'10"

Modern and stylish, fitted with a three-piece suite including panelled bath, WC, and pedestal wash basin. With partial tiling on the walls, lino flooring, radiator, extractor fan and uPVC window.

### Rear Garden

Good-sized rear garden, mainly laid to lawn with a patio seating area. Secure and private, it's perfect for children to play or for

enjoying outdoor family time. There is also a side gate providing access.

### External

Private driveway providing off-street parking.

### Additional Information

- Tenure type - Freehold
- Local Authority - East Riding of Yorkshire
- Council tax band - C
- Energy performance certificate rating (EPC) - B
- Services - Mains water, electricity, gas and drainage are connected to the property

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

### Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

### 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 will be no delay in agreeing the sale.

### Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

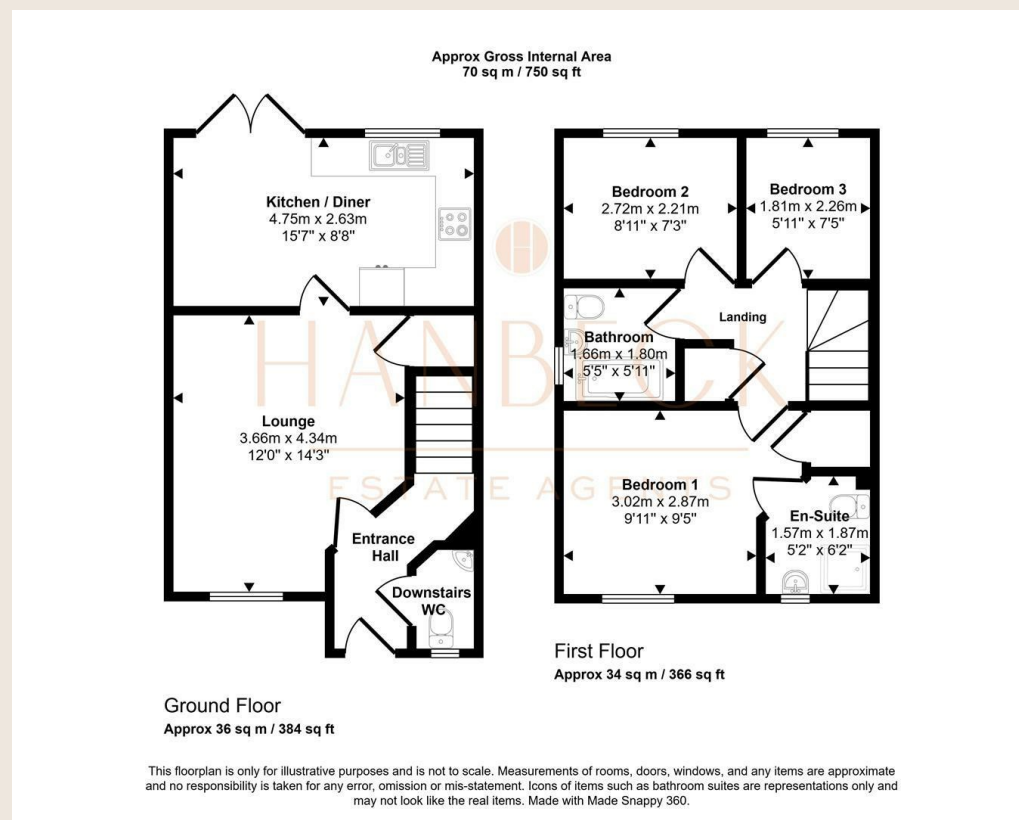
### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.





Local Authority **East Riding of Yorkshire**  
Council Tax Band **C**  
EPC Rating **B**



### Hull Office

929 Spring Bank West, Hull, East  
Yorkshire, HU5 5BE

### Contact

01482 680850  
info@hanbecks.co.uk  
hanbecks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.