

# Whitakers

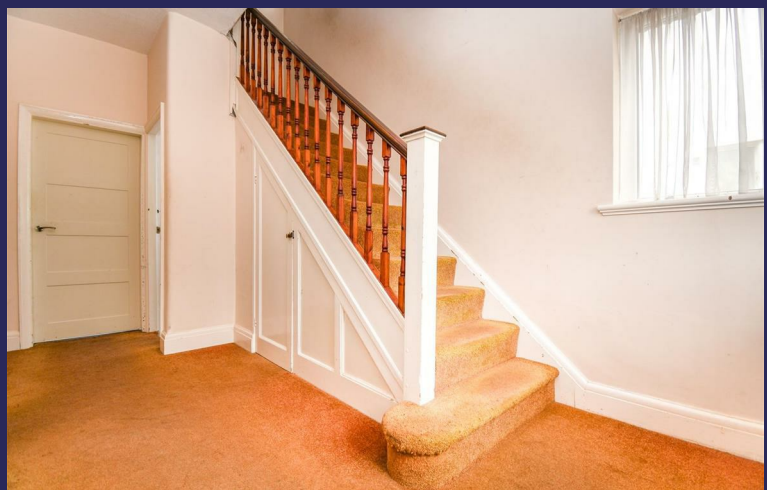
Estate Agents



24 Priory Road

, Cottingham, HU16 4SA

Guide price £275,000





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### Description

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate Agents are proud to present this immaculately presented four-bedroom semi-detached property to the market which is situated in the sought after Cottingham village with proximity to transport links connecting to local amenities and leisure facilities along with routes to the Hull city centre and surrounding villages.

The residence briefly comprises entrance porch, hallway, spacious lounge, cloakroom, open plan dining / sitting room and recently fitted kitchen with a host of integrated appliances, the first floor boasts four good bedrooms and bathroom furnished with a three-piece suite.

Externally, there is a front garden: low maintenance in design to accommodate off-street parking for multiple cars, enclosed to the boundary by brick walling and leads to the brick built garage with roller shutter. The generously sized rear garden is partly laid to lawn with gravelled and paved seating areas. Wooden fencing encloses the garden at the perimeter.

Additionally falling in the catchment area of prestigious provincial schooling, the accommodation on offer is ideal for the growing family and commends an internal inspection at the earliest convenience to avoid disappointment.

### The Accommodation Comprises

#### Ground Floor

##### Entrance Porch

Upvc double glazed entrance door and windows. Leads to:

##### Hallway

Upvc double glazed window, entrance door with side windows, gas central heating radiator, under stairs storage cupboard and staircase to the landing off.

##### Lounge

14'11" x 12'11" maximum (4.57m x 3.94m maximum )

Upvc double glazed bay window, gas central heating radiator,

Adam style fireplace with a marbled back and hearth, coved ceiling with a ceiling rose and laminate flooring.

##### Cloakroom

Upvc double glazed window, partially tiled and fitted with a low flush WC and wash basin.

##### Dining / Sitting Room

22'8" x 12'10" maximum (6.92m x 3.92m maximum )

Upvc double glazed bay window to the side elevation, bi fold doors leading to the gardens, gas central heating radiator, coved ceiling and laminate flooring.

##### Kitchen

8'11" x 8'10" maximum (2.72m x 2.70m maximum )

Upvc double glazed windows, fitted with a range of base wall and drawer units with fitted worktops, stainless steel single drainer sink unit, integrated dish washer, fridge and a split level oven and hob, laminate flooring and down lighters.

#### First Floor

##### Landing

Upvc double glazed window.

##### Bedroom One

15'7" x 12'10" maximum (4.77m x 3.93m maximum )

Upvc double glazed bay window, gas central heating radiator and fitted wardrobes.

##### Bedroom Two

12'11" x 10'2" maximum (3.96m x 3.12m maximum )

Upvc double glazed window, gas central heating radiator and two double wardrobes.

##### Bedroom Three

8'11" x 8'10" (2.72m x 2.70m )

Upvc double glazed window, gas central heating radiator and a storage cupboard.

##### Bedroom Four

8'11" x 7'11" maximum (2.72m x 2.41m maximum )

Upvc double glazed window and a gas central heating radiator.

### Bathroom

Two Upvc double glazed windows, gas central heating radiator, fitted with a three piece suite comprising shower cubicle, twin wash basins and a low flush WC, down lighters and an extractor fan.

### Gardens

To the front of the property there is a gravelled garden providing off street parking and extending to the side driveway. At the rear of the property there is a large paved patio area with an artificial lawn, pebbled borders and fencing to the surround.

### Garage

Large brick garage with a roller shutter, side access door and eaves storage.

### Tenure

The property is held under Freehold tenureship.

### Council Tax Band

Council Tax Band - D

Local Authority - East Riding Of Yorkshire

### EPC Rating

EPC Rating - E

### 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

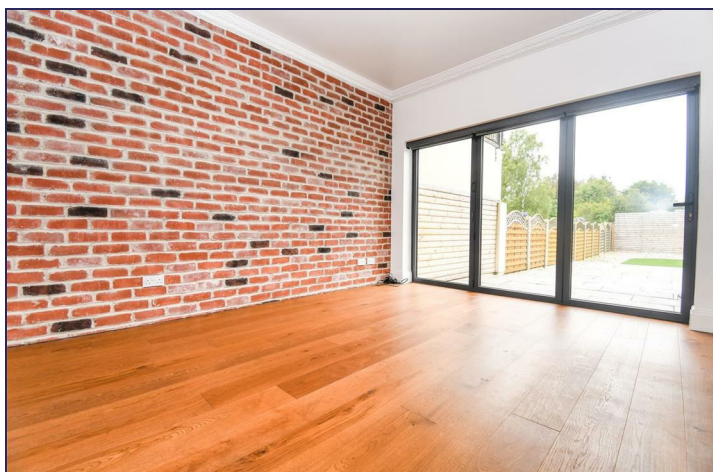
Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### 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

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



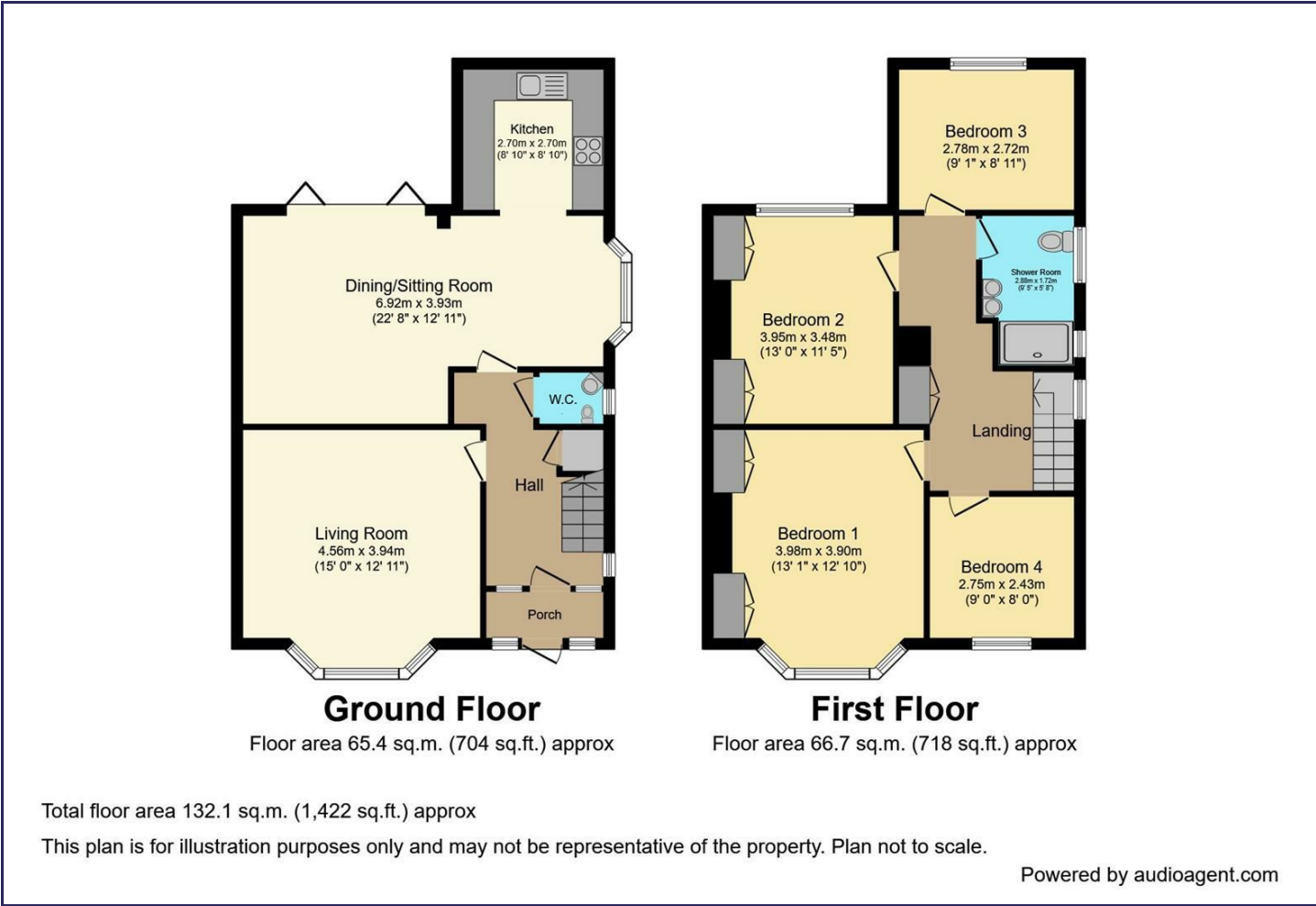
Hybrid Map



Terrain Map



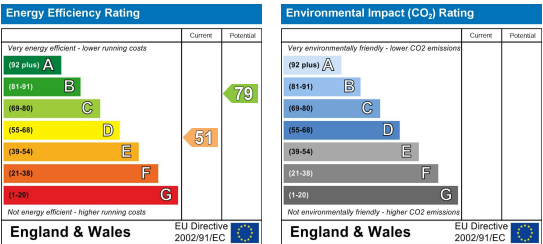
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.