

Whitakers

Estate Agents



8 Merchant Way
, Cottingham, HU16 4PS

£215,000



Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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8 Merchant Way

, Cottingham, HU16 4PS

£215,000



Description

Situated in the sought after Cottingham village which is renowned for its access to highly accessible transport links connecting to prestigious local schools, leisure facilities and amenities, this four bedroom family home is well presented throughout and benefits from having been recently refurbished and fitted with a host of integrated appliances. As such, the property is offered to the market in a move-straight-into condition.

Briefly comprising entrance hall, cloakroom, spacious lounge dining room, fitted kitchen and playroom to the ground floor, the first floor boasts a master bedroom with en-suite shower room and dressing room along with three additional good bedrooms and family bathroom suite.

Externally to the front of the property there is a lawned garden which is enclosed to the boundary by wrought iron fencing that extends to the side of the property.. To the rear there is a garden with artificial lawn and decking with fencing to the surround. Pedestrian access leads to the parking space.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Entrance Hall

Double glazed entrance door, gas central heating radiator, under stairs storage cupboard and staircase to the landing off.

Cloak Room

Gas central heating radiator, low flush WC and a wash basin.

Lounge / Dining Room

24'7" x 20'11" maximum (7.50m x 6.40m maximum)

Two Upvc double glazed window, Upvc double glazed window double doors leading to the gardens, two gas central heating radiators, laminate flooring.

Kitchen

9'11" x 9'10" (3.03 x 3.00m)

Upvc double glazed window, fitted with a range of base wall

and drawer units with fitted worktops, inset Belfast sink, fitted with a range of integrated appliances including a washing machine, dish washer, fridge freezer and tumble dryer, split level oven and hob, concealed gas central heating boiler and laminate flooring.

Sitting Room

10'11" x 9'10" (3.34m x 3.00m)

Upvc double glazed doors leading to the gardens and a gas central heating radiator.

First Floor

Landing

Access to the loft space.

Bedroom One

10'11" x 9'8" (3.33m x 2.96m)

Upvc double glazed window and gas central heating radiator.

Dressing Room

Upvc double glazed window, fitted ward robes and down lighters. Leads to:

En-Suite

Two Upvc double glazed windows, fully tiled with tiled flooring and fitted with a four piece suite comprising free standing oval shaped bath with a mixer shower, large shower cubicle, vanity wash basin and a low flush WC, extractor fan and down lighters.

Bedroom Two

11'11" x 10'9" (3.65m x 3.28m)

Upvc double glazed window and gas central heating radiator.

Bedroom Three

9'8" x 6'6" (2.97m x 2.00m)

Upvc double glazed window and gas central heating radiator.

Bedroom Four

9'1" x 6'6" (2.77m x 2.00m)

Upvc double glazed window and gas central heating radiator.

Bathroom

Towel rail gas central heating radiator, fully tiled fitted with a

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three piece suite comprising panelled bath with a mixer shower, pedestal wash basin and a low flush WC, down lighters and extractor fan, laminate flooring, airing cupboard with an insulated hot water cylinder.

Gardens

To the front of the property there is a lawned garden with a wrought iron fence, which extends to the side of the property. At the rear of the property there is a further garden with artificial lawn and decking with fencing to the surround. Pedestrian access leads to the parking space.

Tenure

The property is held under Freehold Tenureship.

Council Tax Band

Council Tax Band - C

Local Authority - East Riding Of Yorkshire

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

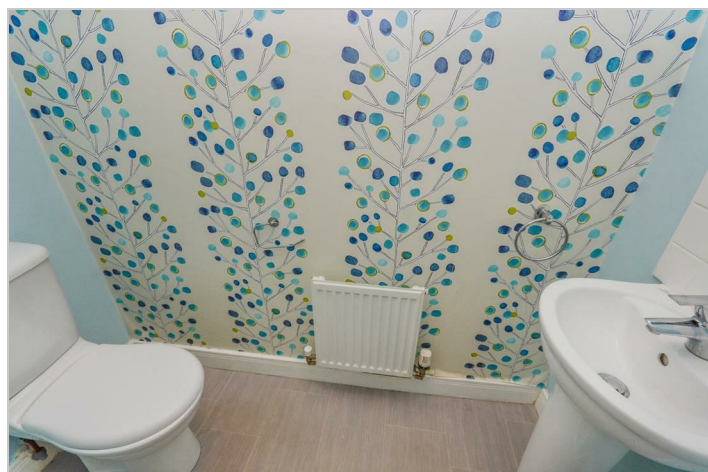
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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

Ground Floor

First Floor

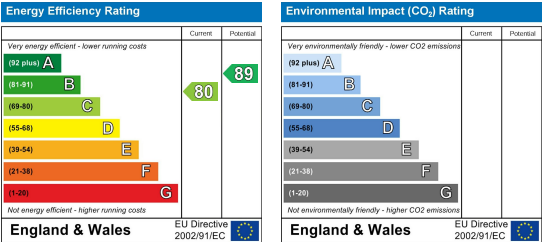
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Viewing

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



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