



## 16 Morris Croft, Cottingham, HU16 5GU

**£380,000**

\*\*\*\*\* STAMP DUTY PAID or PART-EXCHANGE CONSIDERED \*\*\*\*\* subject to terms & conditions

Spacious 'Bradgate' design detached property, built by David Wilson Homes and situated on the prestigious Harland Park Development in the Village of Cottingham.

The accommodation briefly comprises: entrance hall, cloakroom / W.C., study, bay fronted lounge, open-plan living / dining / kitchen with integrated appliances and a utility room to the ground floor, with four double bedrooms with an en-suite shower room to the principle bedroom and a family bathroom to the first floor.

There is an open plan garden to the front of the property with a side driveway providing off street parking leading to a single garage and the enclosed rear garden beyond.

The property benefits from having Upvc double glazing, gas fired central heating and vacant possession / no onward chain, together with the full NHBC warranty.

Council Tax Band - New Build Rate Not Yet Available.

## The Accommodation Comprises

### Front External



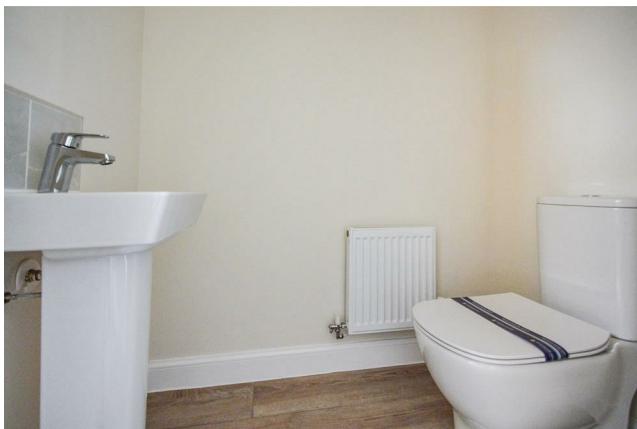
### Ground Floor

#### Entrance Hall



An external composite entrance door with a Upvc double glazed top-light leads into the entrance hall. Having a built-in storage cupboard which houses the consumer unit, a central heating radiator and where a flight of stairs lead to the first floor accommodation.

#### Cloakroom / W.C.



Being fitted with a two piece suite in white comprising: a pedestal wash hand basin with a mixer tap and a tiled splashback finish to the wall and a low level W.C. suite with push flush. There is a central heating radiator, an extractor fan unit and a wood effect vinyl finish to the floor.

#### Study 8'11" x 7'6" (2.72m x 2.29m)



Having a Upvc double glazed window to the front elevation and a central heating radiator.

Lounge 16'4" (into bay window) x 12'0" (4.98m (into bay window) x 3.66m)



Having a Upvc double glazed bay window to the front elevation and two central heating radiators.

Living / Dining / Kitchen 28'5" x 12'6" (into box bay to 8'4") (8.67m x 3.83m (into box bay to 2.56m))



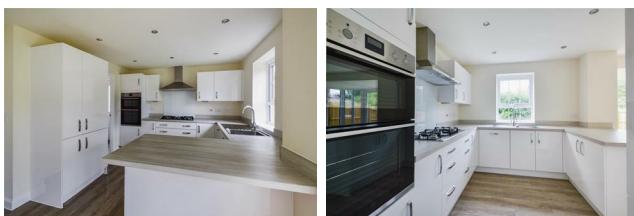
There is a wood effect vinyl finish to the floor throughout.

#### Living Dining Area



Having Upvc double glazed 'French' doors within a Upvc double glazed box bay to the rear elevation leading onto the garden. There is a further Upvc double glazed window to the rear elevation, three central heating radiators and a built-in understairs storage cupboard.

## Kitchen Area



Being fitted with a range of quality units in a high gloss finish in white with polished steel effect fittings comprising: wall mounted eye-level units with concealed underlighting, drawers and base units with a complementary fitted wood effect worksurface over which extends to create a splashback finish to the walls and incorporates a stainless steel single sink and drainer unit with mixer tap. There are Integrated 'Electrolux' appliances which include: an electric eye-level double oven, a five ring gas hob with a sparkle effect acrylic splashback finish to the wall and a stainless steel extractor canopy hood above, a larder style fridge freezer and an automatic dishwasher. There is recessed spotighting to the ceiling and a Upvc double glazed window to the rear elevation.

Utility Room 5'7" x 5'3" (1.72m x 1.62m)



Being fitted with a range of quality units in a high gloss finish in white with polished steel effect fittings comprising: wall mounted eye-level units and base units with a complementary fitted wood effect worksurface over which extends to create a splashback finish to the walls. There is plumbing for an automatic washing machine, space for a tumble dryer, a central heating radiator, an extractor fan unit, an external composite entrance door with a double glazed panel insert, and a wood effect vinyl finish to the floor. Concealed within one of the wall mounted eye-level units is the 'Ideal Logic Heat2H15' boiler.

First Floor Accommodation

## Landing



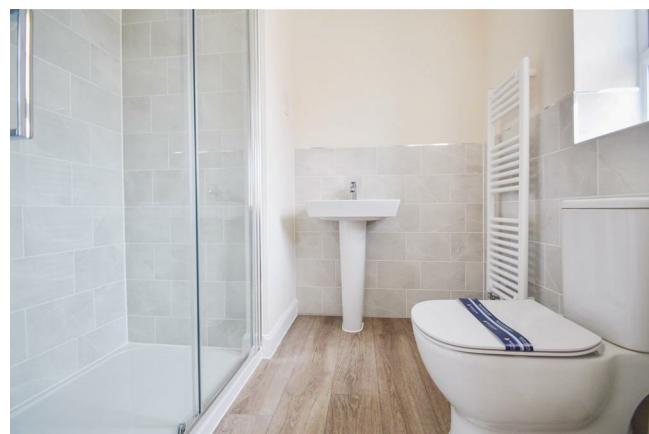
Having a central heating radiator, a loft hatch access to the ceiling and a built-in cupboard which houses the water cylinder.

Principle Bedroom 12'9" (maximum) x 12'4" (maximum) (3.90m (maximum) x 3.77m (maximum))



Having Upvc double glazed windows to both the front and side elevations and a central heating radiator.

## En-Suite Shower Room



Being fitted with a three piece suite in white comprising: double size shower enclosure with mains shower and sliding glazed door and screen, a pedestal wash hand basin with mixer tap and a low level W.C. suite with push flush. There is a vertical ladder style radiator in white, an extractor fan unit, an obscured double glazed Upvc window to the front elevation, a partially tiled finish to the walls and a wood effect vinyl finish to the floor.

## Bedroom Two 12'8" x 12'2" (3.88m x 3.72m)



Having a Upvc double glazed window to the front elevation and a central heating radiator.

## Bedroom Three 10'10" x 10'8" (3.31m x 3.26m)



Having a Upvc double glazed window to the rear elevation and a central heating radiator.

## Bedroom Four 10'10" x 10'2" (3.32m x 3.11m)



Having a Upvc double glazed window to the rear elevation and a central heating radiator.

## Family Bathroom 6'11" x 5'6" (2.12m x 1.69m)



Being fitted with a three piece suite in white comprising: panelled bath with mixer tap, a mains shower and folding glazed side screen, a pedestal wash basin with mixer tap and a low level W.C. suite with push flush. There is an obscured double glazed Upvc window to the rear elevation, an extractor fan unit, a partially tiled finish to the walls and a wood effect vinyl finish to the floor.

## External



To the front of the property there is an open plan lawned garden with young planting and twin paved pathways leading to the entrance to the property.

To the rear of the property there is an enclosed garden which is predominantly laid to lawn and has a paved patio to the immediate boundary of the property. There is timber fencing to the boundaries.

## Garaging And Parking

A brick block set driveway to the side of the property provides off street parking and leads to the single garage which has an up-and-over access door.

## Tenure

The Tenure of this property is Freehold with a Service Charge.

## Council Tax Band

Council Tax Band 'New Build - Rate Not Yet Available'.

Local Authority - East Riding of Yorkshire.

## Service Charge

There is a service charge of £92.51 per annum

## 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.

### 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.

### 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.

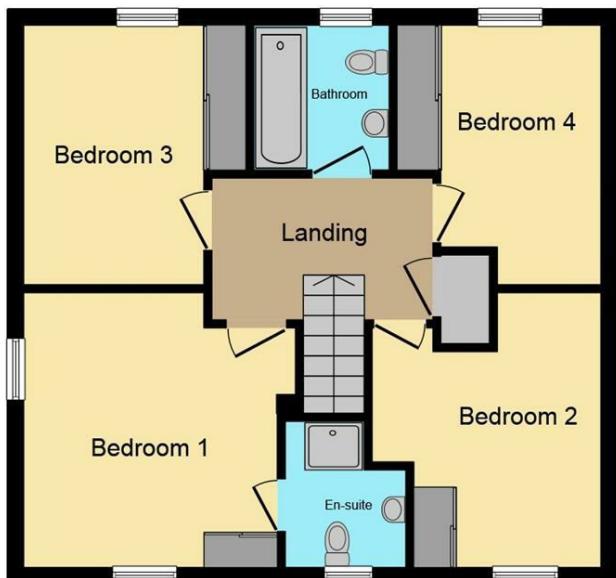
### Whitakers Estate Agent Declaration

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.

## Floor Plan



**Ground Floor**

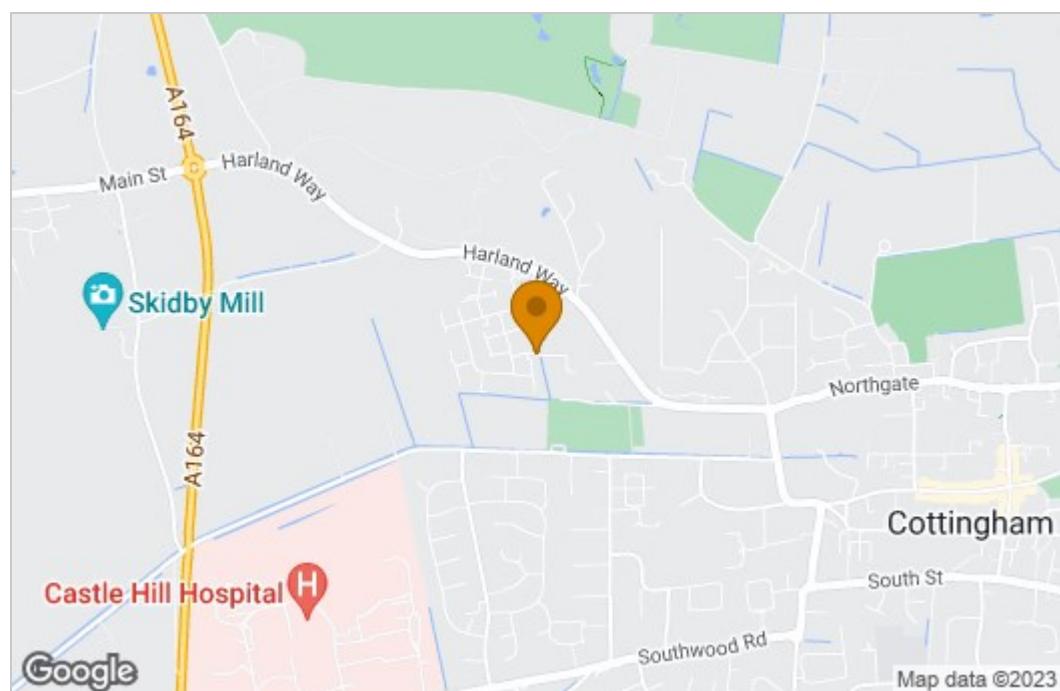


**First Floor**

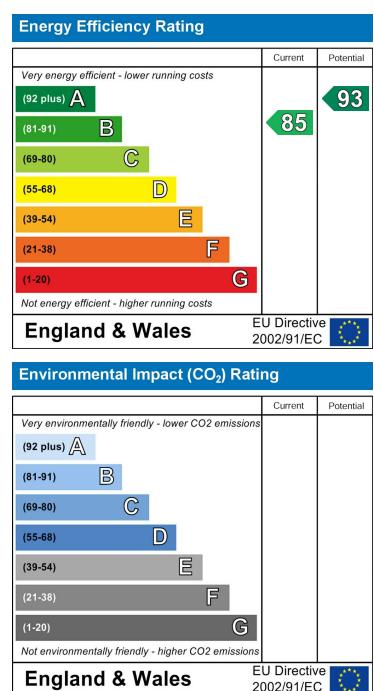
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Area Map



## Energy Efficiency Graph



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