

Whitakers

Estate Agents



21 Cleminson Gardens

, Cottingham, HU16 4RW

£220,000



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Description

No Onward Chain!

This modern four bed property is situated in a prime residential location in Cottingham, well placed to access good local schools and enjoys a wide range of local amenities close by, making this an ideal home for the growing family.

The main features include - entrance, lounge, dining room, fitted kitchen and useful W.C, the first floor boasts three good bedrooms along with the well-appointed family bathroom suite. The master bedroom enjoys the full top floor, with fitted wardrobes and En suite facilities.

Externally there is allocated parking, a small low maintenance front garden and an enclosed rear garden which is mainly laid to lawn.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance Hall

Composite double glazed door, central heating radiator and laminate flooring.

Lounge

14'6" x 12'7" (4.42m x 3.86m)

Upvc double glazed door leading to the front elevation, central heating radiator, under stairs storage and laminate flooring.

W.C.

Fitted with a two piece suite comprising pedestal sink with mixer tap and low flush W.C. and with laminate flooring.

Dining Room

8'5" x 8'3" (2.57m x 2.54m)

Upvc double glazed French doors leading to the rear external, central heating radiator and laminate flooring.

Kitchen

9'1" x 6'9" (2.77m x 2.06m)

Upvc double glazed window to the rear elevation, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, oven with hob and hood over and integrated fridge freezer.

First Floor

Landing

Upvc double glazed window to the side elevation and central heating radiator.

Bedroom Two

9'3" x 9'1" (2.84m x 2.77m)

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

Bedroom Three

9'3" x 7'8" (2.82m x 2.36m)

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

Bedroom Four

7'8" x 6'11" (2.34m x 2.13m)

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

Bathroom

6'5" x 5'4" (1.98m x 1.65m)

Central heating radiator, partly tiled walls, laminate flooring and fitted with a three piece suite comprising panelled bath with mixer tap, pedestal sink with mixer taps and low flush W.C.

Second Floor

Landing

With storage cupboard and leading to:

Tel: 01482 657657

Bedroom One

12'5" x 12'5" (3.81m x 3.81m)

Upvc double glazed bay window to the front elevation, central heating radiator and fitted wardrobe.

En-Suite

8'2" x 4'9" (2.51m x 1.45m)

Velux window to the rear elevation, central heating radiator and fitted with a three piece suite comprising walk in shower enclosure with mixer shower, low flush W.C and pedestal sink with mixer taps.

External

Externally to the front of the property there is a low maintenance garden and there is an enclosed regard garden which is mainly laid to lawn with paved seating area.

Tenure

The property is held under Leasehold Tenureship.

Council Tax Band

Council Tax Band - D

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

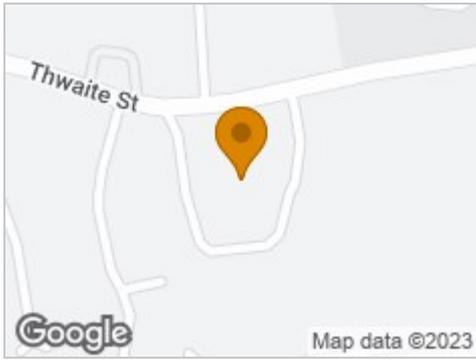
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.



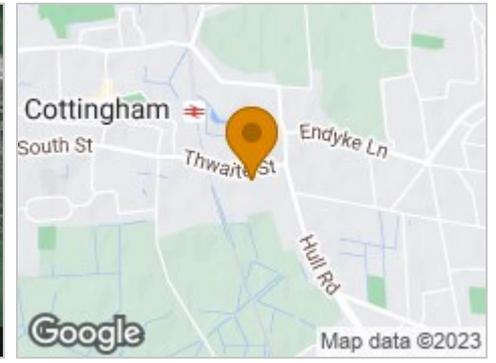
Road Map



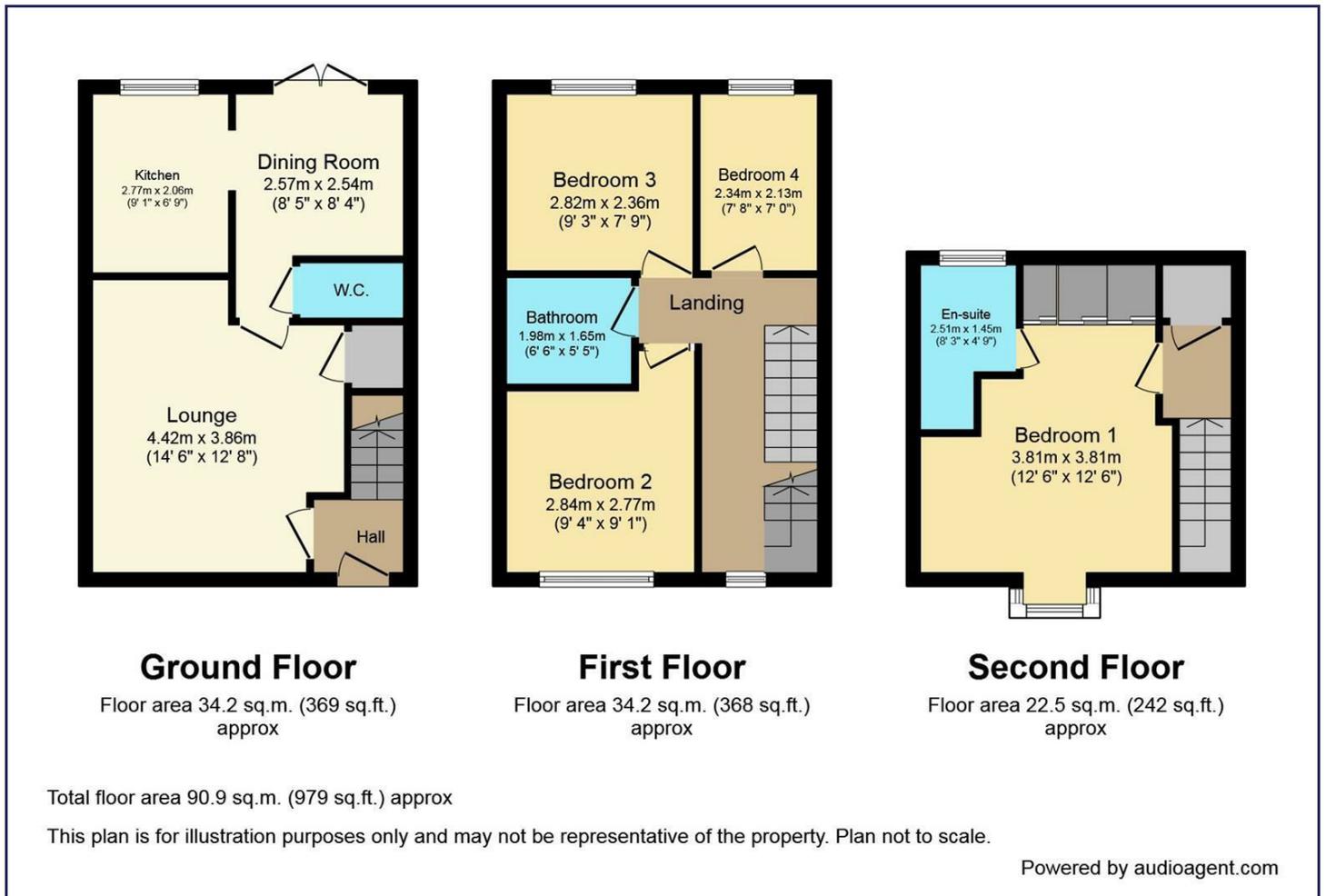
Hybrid Map



Terrain Map



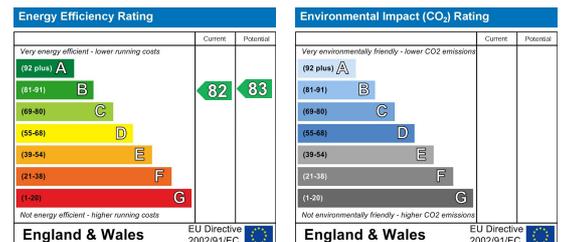
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.