

Whitakers

Estate Agents



6 Metcalfe Drive, Cottingham, HU16 5FP

£225,000

This immaculately presented three-bedroom semi-detached property was built by reputable builders Persimmon Homes in circa 2020 and, as such, still has much of the NHBC warranty remaining.

The accommodation on offer is located on a private residential location off Castle Road, meaning it is well connected by transport links that are close at hand and enjoys close proximity local amenities / leisure facilities including the Willerby Shopping Park, Total Fitness gym and playing fields.

Briefly comprising entrance lobby, spacious lounge, inner hallway with access to a W.C and fitted kitchen / diner, the first floor boasts two good bedrooms and a bathroom suite furnished with a three-piece suite. A fixed staircase leads to the second floor and master bedroom.

Externally there is a low maintenance garden to the front with a side drive to accommodate off-street parking for up to two vehicles. A path leads to the side gate which opens to the enclosed rear garden: laid to lawn with faux grass with patio seating areas and access to a wooden storage shed.

Whitakers Estate Agents encourage any applicant who requires to settle close to the Castle Hill Hospital, or move straight into a home that falls into the catchment area of the prestigious Cottingham schools arrange an internal inspection at the earliest convenience.

The Accommodation Comprises

Ground Floor

Entrance Hall

Double glazed entrance door and laminate flooring. Leads to:

Lounge 14'9" x 11'10" maximum (4.52m x 3.63m maximum)



Upvc double glazed window, central heating radiator, laminate flooring and an under stairs storage cupboard.

Inner Hallway

Tiled flooring and staircase leading to the first floor landing.

Cloakroom



Central heating radiator, tiled flooring, extractor fan and fitted with a wash basin and low flush WC.

Dining Room / Kitchen 11'8" x 8'11" maximum (3.58m x 2.72m maximum)



Upvc double glazed French windows leading to the gardens and a Upvc double glazed window, central heating radiator, fitted with a range of base, wall and drawer units with fitted work surfaces with upstands, inset single drainer sink unit with a mixer tap, integrated appliances including a split level oven and hob with a cooker hood over, washing machine, dishwasher, enclosed gas central heating boiler, tiled flooring panelled feature wall and down lighters.

First Floor

First Floor Landing

Central heating radiator and a further staircase leading the the second floor.

Bedroom Two 12'0" x 10'6" maximum (3.66m x 3.21m maximum)



Two Upvc double glazed windows and a central heating radiator.

Bedroom Three 11'11" x 8'10" maximum (3.65m x 2.70m maximum)



Upvc double glazed window and a central heating radiator.

Bathroom



Upvc double glazed window, towel rail central heating radiator, partially tiled and three piece bathroom suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a WC, down lighters and tiled flooring.

Second Floor

Second Floor Landing

Storage cupboard and leads to:

Bedroom One 23'1" x 11'11" maximum (7.05m x 3.64m maximum)



Two Velux type windows, central heating radiator and access to the loft space.

External



Externally there is a low maintenance garden to the front with a side drive to accommodate off-street parking for up to two vehicles. A path leads to the side gate which opens to the enclosed rear garden: laid to lawn with faux grass with patio seating areas and access to a wooden storage shed.

Tenure

The property is held under Freehold tenureship.

Estate Fees

Residents on the development pay estate fees for the upkeep of the communal areas. The current cost is £132.64 per annum and this has been paid until January 2025.

Council Tax Band

Council Tax band - C

EPC Rating

EPC rating - B

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.

Floor Plan

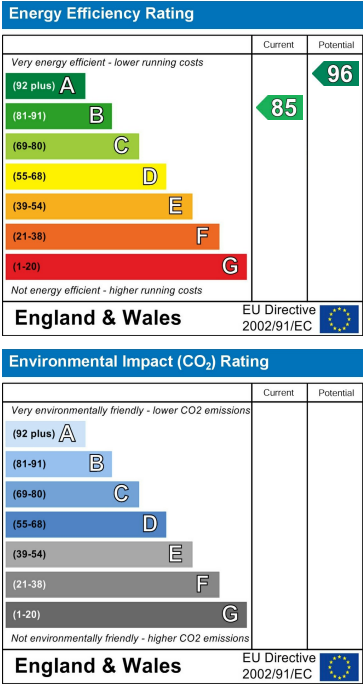


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



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.