

Whitakers

Estate Agents



214 Northgate, Cottingham, HU16 5QW

£210,000

This deceptively spacious three bed middle house is situated in a much sought after location in Cottingham, only a short distance from the village centre with its wide array of amenities and fantastic transport links to and from the city centre.

Externally to the front aspect there is a low maintenance garden with decorative planting, and a path leading to the entrance door.

Upon entering, the resident is greeted by a welcoming hallway that follows to a bay fronted lounge, spacious dining room, and fitted kitchen with adjoining rear lobby and cloakroom off.

A fixed staircase rises to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

Patio doors in the dining room open onto a patio seating area that overlooks an enclosed garden that is laid to lawn with well-stocked borders.

At the end of the plot there is a detached garage, and access to the vehicle accessible ten-foot.

The accommodation comprises

Front external

Externally to the front aspect, there is a low maintenance garden with decorative planting, and a path leading to the entrance.

Ground floor

Entrance hall



Upvc double glazed entrance door and side windows, gas central heating radiator, coved ceiling, laminate flooring, under stairs storage cupboard and staircase to the landing off.

Lounge 14'1" x 12'1" (4.30 x 3.69)



Upvc double glazed bay window, gas central heating radiator, coved ceiling and laminate flooring.

Dining room 11'9" x 19'0" maximum (3.60 x 5.80 maximum)



Double glazed patio doors, gas central heating radiator, storage cupboard, coved ceiling and laminate flooring.

Kitchen 13'10" x 9'10" maximum (4.24 x 3.02 maximum)



Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a breakfast bar, single drainer sink unit, split level oven and hob, tiled flooring.

Rear lobby

Upvc double glazed entrance door and window, fitted work tops, gas central heating boiler and tiled flooring.

Cloakroom

Low flush WC, Upvc double glazed window and tiled flooring.

First floor

Landing

Access to the loft space. Leads to:

Bedroom one 14'1" x 12'2" (4.30 x 3.71)



Upvc double glazed bay window, gas central heating radiator, coved ceiling and laminate flooring.

Bedroom two 11'9" x 12'1" (3.60 x 3.70)

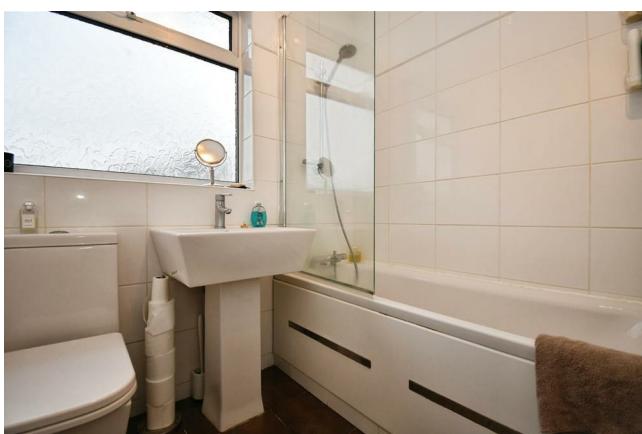


Upvc double glazed window, gas central heating radiator, twin double wardrobes, coved ceiling and laminate flooring.

Bedroom three 8'0" x 6'5" (2.46 x 1.96)

Upvc double glazed window, gas central heating radiator and laminate flooring.

Bathroom



Upvc double glazed window, gas central heating radiator, fully tiled and fitted with a three piece

suite comprising panelled bath with a mixer shower, pedestal wash basin and a low flush WC, and tiled flooring.

Rear external

Patio doors in the dining room open onto a patio seating area that overlooks an enclosed garden that is laid to lawn with well-stocked borders. At the end of the plot there is a detached garage, and access to the vehicle accessible ten-foot.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH327214000

Council Tax band - C

EPC rating

EPC rating - E

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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

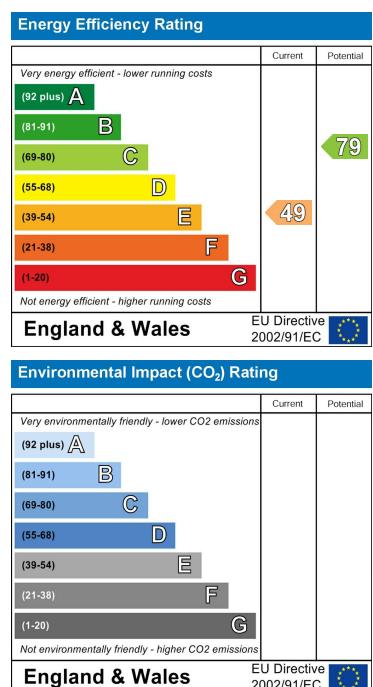


Total area: approx. 101.8 sq. metres (1095.7 sq. feet)

Area Map



Energy Efficiency Graph



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