

Whitakers

Estate Agents



17 Driffield Close, Cottingham, HU16 5LB

£210,000

**** NO ONWARD CHAIN ****

This well-presented true bungalow has been lovingly cared for by its previous owner and is ideal for those seeking to make the transition from a multi-story property to a home which is lived solely on the ground level.

The property is established at the private cul-de-sac 'Driffield Close' which is set back from the well-connected Castle Road on the outskirts of the Cottingham village. The strategic placing of the property ensures that the occupant enjoys a serene environment without compromising on close proximity to local amenities, transport links and facilities, principally the Castle Hill Hospital.

Briefly comprising entrance hall, fitted kitchen, spacious lounge and inner hallway leading to two fitted bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front elevation there is a large low maintenance garden, predominantly turfed with artificial grass with well stocked borders. A side drive (which accommodates off-street parking) leads to the car port, converted garage with connection to lighting / power and gate opening to the rear garden : mainly laid to lawn with well stocked borders and patio seating area. The residence also benefits from having a wooden storage shed.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Entrance hall

UPVC double glazed door, central heating radiator and carpeted flooring. Leading to:

Kitchen 7'10" x 11'2" (2.40 x 3.42)



UPVC double glazed door, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of gloss floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, hob with extractor hood above and double oven.

Lounge 11'10" x 18'7" (3.63 x 5.67)



Two UPVC double glazed windows, central heating radiator, electric fire with marbled inset / hearth and wooden surround and carpeted flooring.

Bedroom one 8'7" x 13'10" (2.64 x 4.22)



UPVC double glazed window, central heating radiator, fitted wardrobes and drawers and carpeted flooring.

Bedroom two 11'1" x 8'7" (3.40 x 2.64)



UPVC double glazed window, central heating radiator, fitted wardrobes and drawers and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with tiled flooring and furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, vanity sink with mixer tap and low flush W.C.

External



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Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH114017000

Council Tax band - C

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - Basic 6 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

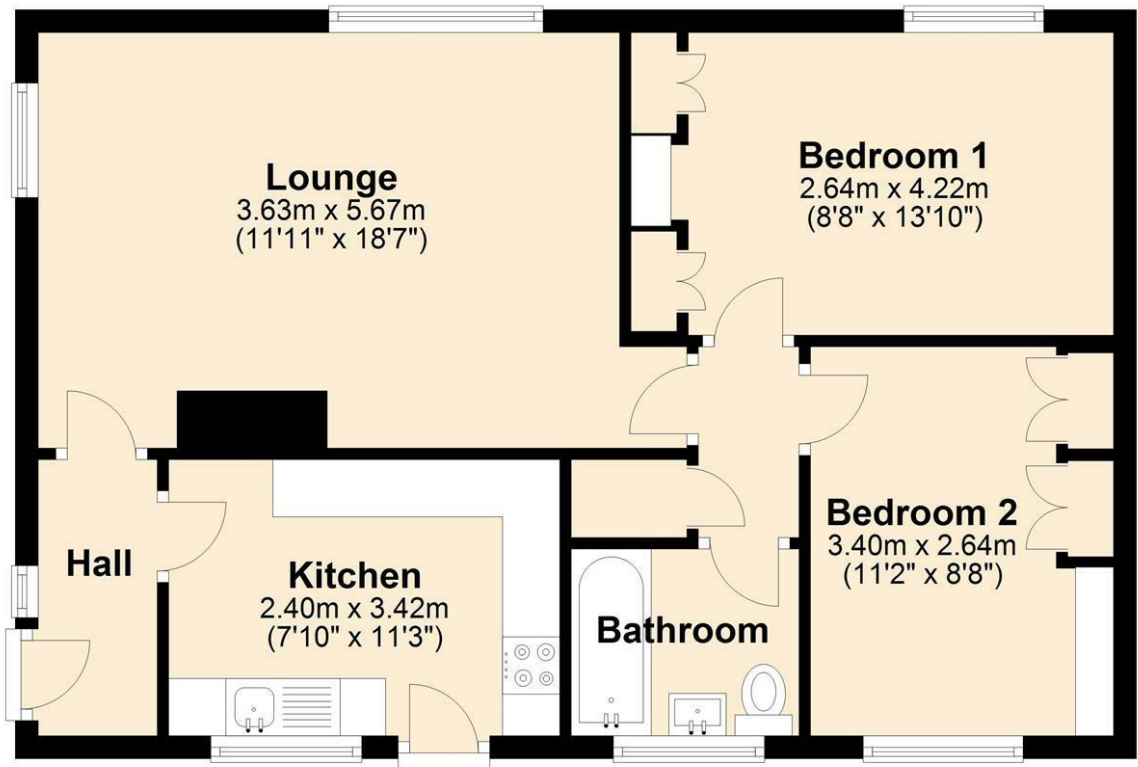
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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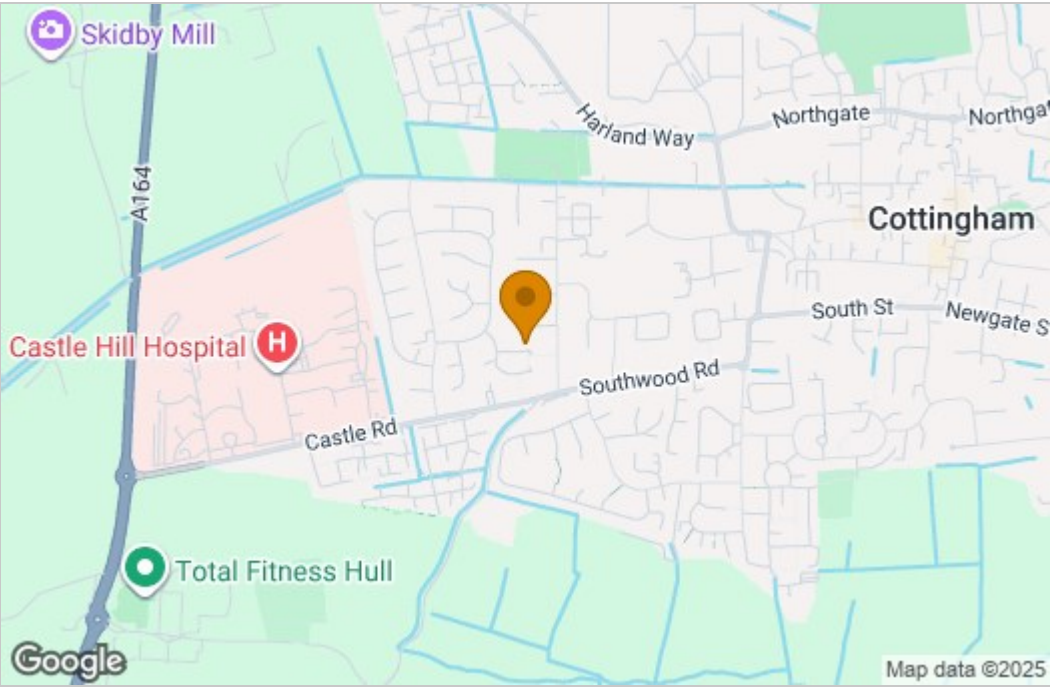
Floor Plan

Ground Floor

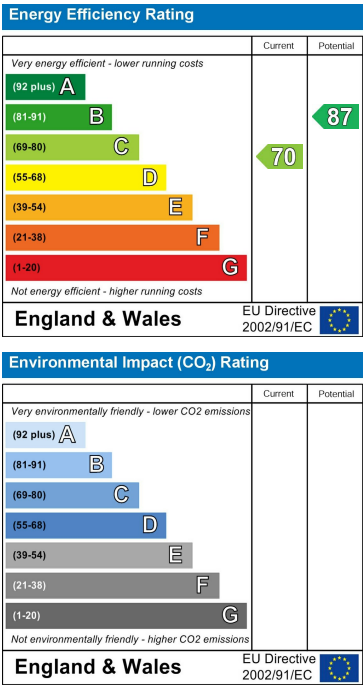


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.