

Whitakers

Estate Agents



18 Brigade Drive, Cottingham, HU16 5GQ

£250,000

*** ALLOWANCE OF £1,000 TOWARDS LEGAL FEES ***

This beautifully presented detached family home situated on a corner plot is a magnificent example of The Moresby design built by Barratt Homes on the Poppy Fields Development in the Village of Cottingham.

The accommodation briefly comprises: entrance hall with built-in cloaks cupboard, W.C., lounge and fitted dining kitchen with 'French' doors leading onto the garden to the ground floor with three bedrooms - two of which are double in size and the principal bedroom has an en-suite shower room, and family bathroom to the first floor.

There is an open plan garden to the front, a brick block set double width private driveway to the side providing off street parking for two vehicles and an enclosed garden which is mainly laid to lawn.

The property benefits from having Upvc double glazing and gas fired central heating.

Council Tax Band 'D'.

The Accommodation Comprises

Front External

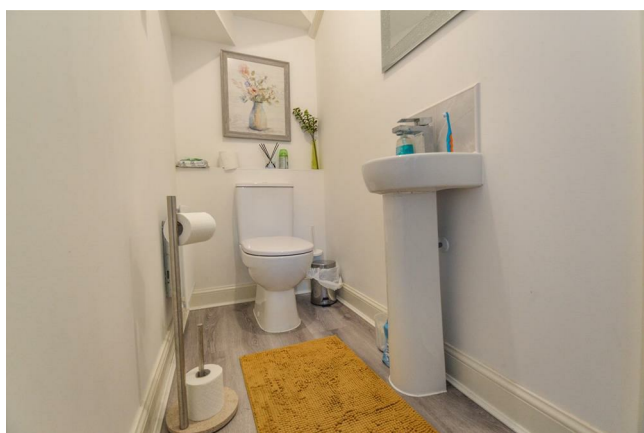


Ground Floor

Entrance Hall

An external composite entrance door with a clear, frosted and leaded double glazed panel insert leads into the entrance hall. Having a wood effect laminate finish to the floor, a central heating radiator, a built-in cloaks cupboard which houses the consumer unit 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: low level W.C. suite with button push flush and a pedestal wash hand basin with a mixer tap and a tiled splashback finish to the wall. There is a central heating radiator, an extractor fan unit and a wood effect laminate finish to the floor.

Lounge 15'6" x 10'8" (4.74m x 3.26m)



Having Upvc double glazed windows to both the front and side elevations, a central heating radiator and a wood effect laminate finish to the floor.

Dining Kitchen 15'6" x 9'7" (4.74m x 2.93m)



Being fitted with a range of units in a high gloss finish in grey with steel effect fittings comprising: wall mounted eye-level units, drawers and base units with a complementary fitted marble effect worksurface over which extends to create a splashback finish to the walls and incorporates a stainless steel sink and drainer unit with mixer tap. There is an integrated electric oven, four ring gas hob with a stainless steel extractor canopy hood above, an integrated larder style fridge freezer, an integrated automatic washing machine and integrated dishwasher. Concealed within an eye-level unit is the 'Ideal Logic ESPI 35' boiler. There is a central heating radiator, a wood effect laminate finish to the floor, Upvc double glazed windows to both the front and side elevations and Upvc double glazed 'French' doors to the side elevation leading onto the enclosed garden.

First Floor Accommodation

Landing



Having a built-in storage cupboard with shelving and a loft hatch access to the ceiling.

Principal Bedroom 10'10" x 10'6" (3.31m x 3.22m)



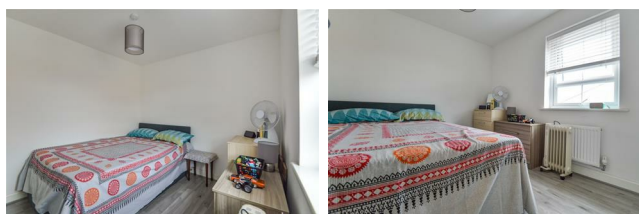
Having a central heating radiator, a Upvc double glazed window to the side elevation and a wood effect laminate finish to the floor.

En-Suite Shower Room 7'7" x 4'8" (2.32m x 1.44m)



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

Bedroom Two 8'10" (plus 3'0") x 8'9" (2.70m (plus 0.92m) x 2.69m)



Having a central heating radiator, a Upvc double glazed window to the front elevation and a wood effect laminate finish to the floor.

Bedroom Three 8'10" x 6'5" (2.70m x 1.97m)



Having a central heating radiator, a Upvc double glazed window to the side elevation and a wood effect laminate finish to the floor.

Family Bathroom 6'11" x 5'7" (2.12m x 1.71m)



Being fitted with a three piece suite in white comprising: a panelled bath with mixer tap, a low level W.C. suite with button push flush and a pedestal wash hand basin with a mixer tap and a tiled splashback finish to the wall. There is a central heating radiator, an extractor fan unit, a wood effect laminate finish to the floor, a partially tiled finish to the walls and an obscured double glazed Upvc window to the front elevation.

External



To the front of the property there is an open plan garden with a range of planting. To the left hand side of the property there is a brick block set double width driveway providing off street parking for two vehicles. To the right hand side of the property there is an enclosed garden which is mainly laid to lawn and has a flower bed border

and brick walling and timber fencing to the boundaries together with a timber access gate to the front. To the rear of the property there is an area laid to decorative aggregates.

Parking



To the left hand side of the property there is a brick block set double width driveway providing off street parking for two vehicles.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'D'.

Local Authority - East Riding of Yorkshire.

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

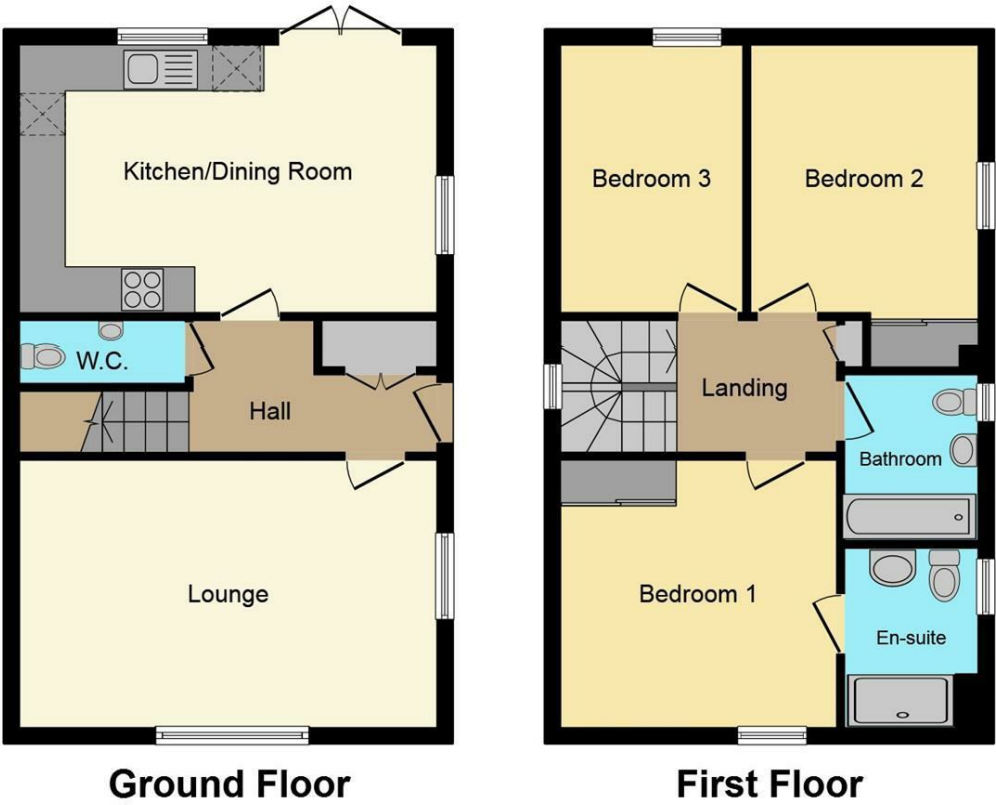
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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

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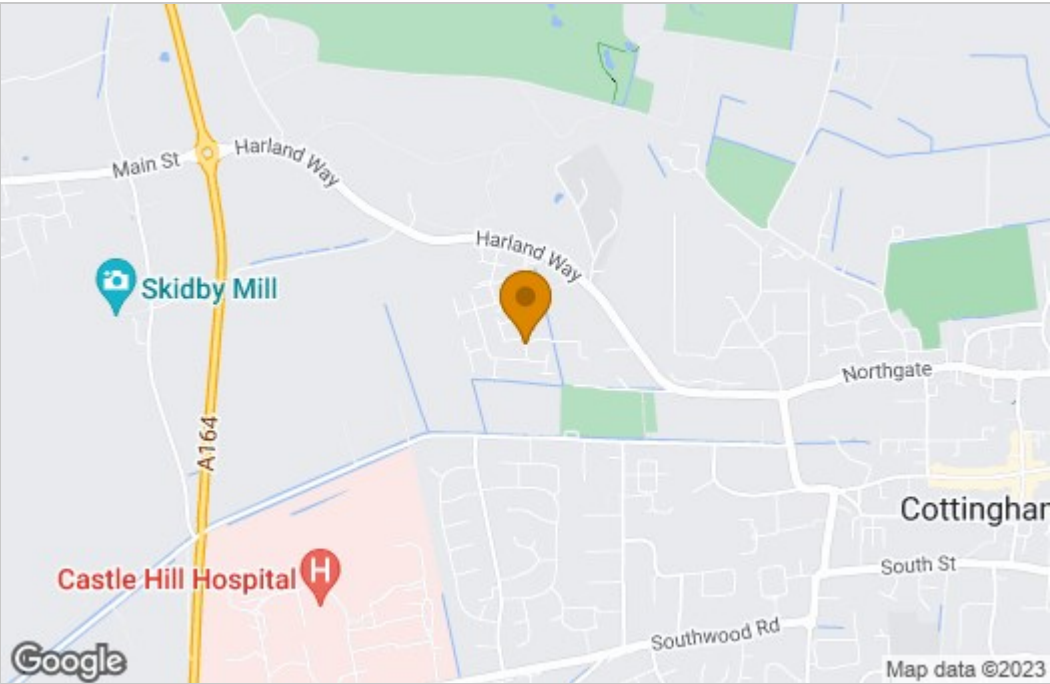
Floor Plan



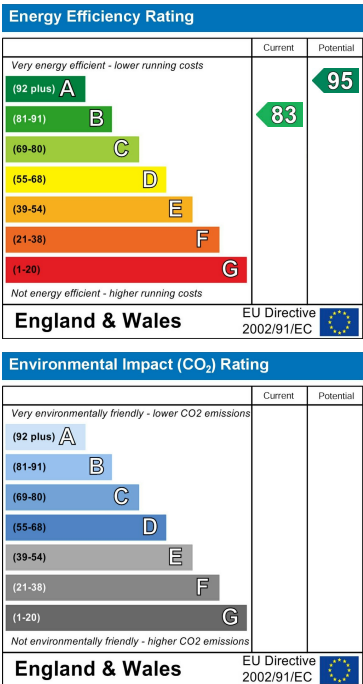
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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