Canada Drive, Cottingham HU16 5EJ

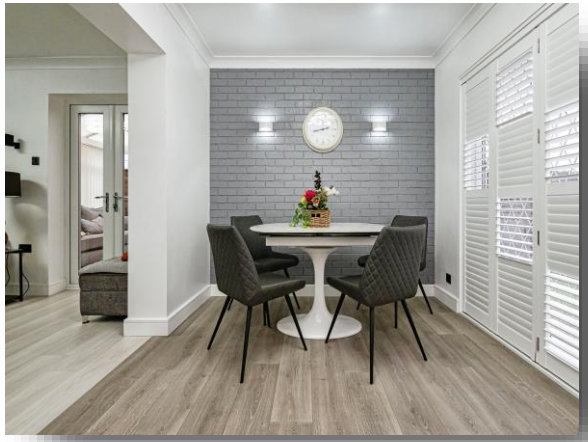
william h brown

Welcome to

Canada Drive, Cottingham

GUIDE PRICE £300,000 - £325,000

Beautiful Home In Cottingham with - Entrance Porch, Entrance Hall, Lounge, Dining Room, 3rd Reception Room, Fitted Kitchen, Conservatory, 4 Bedrooms, Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Book your viewing now!



Entrance Porch

With double glazed door to the front.

Entrance Hall
With double glazed door to the front, understairs cupboard, boiler cupboard, radiator and stairs to the First Floor.

Cloakroom
With low level wc, radiator, coving to the ceiling and double glazed window to the side.

Lounge
12' 2" x 18' 8" (3.71m x 5.69m)
With double glazed window to the front, radiator, spot light points, coving to the ceiling and double glazed french style doors to the Conservatory.

Dining Room
8' 7" x 12' (2.62m x 3.66m)
With coving to the ceiling and double glazed patio style doors leading to the Rear Garden.

3rd Reception Room
9' x 10' 2" (2.74m x 3.10m)
With double glazed window to the side and radiator.

Kitchen
10' 10" x 9' 9" (3.30m x 2.97m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, cooker-hood, coving to the ceiling, plumbing for an automatic washing machine and double glazed window to the rear.

Conservatory
8' 9" x 18' 8" (2.67m x 5.69m)
With double glazed windows to the front, side and rear, 2 radiators, wall light points and double glazed french style doors leading to the Rear Garden.

First Floor

Landing
With storage cupboard and loft access.

Bedroom 1
10' 6" x 10' 7" to front of wardrobes (3.20m x 3.23m to front of wardrobes)
With double glazed window to the front, radiator and built in wardrobes.

Bedroom 2
9' 9" x 10' (2.97m x 3.05m)
With double glazed window to the rear, radiator and built in wardrobes.

Bedroom 3
7' 7" x 10' 11" to front of wardrobes (2.31m x 3.33m to front of wardrobes)
With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 4
9' 10" x 6' 7" (3.00m x 2.01m)
With double glazed window to the side and radiator.

Bathroom
Bathroom with bath, wash hand basin, low level wc, radiator, spot light points and double glazed windows to the side.

Outside

Front Garden
With lawned area, hedging and gravelled and block paved driveway providing off street parking.

Rear Garden
With paved patio area, lawned area, pergola and side access gate.

Garage
8' 9" x 21' (2.67m x 6.40m)
With 3 double glazed windows to the side, side access door and electric door.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Canada Drive, Cottingham

- GUIDE PRICE £300,000 - £325,000
- Stunningly Presented 4 Bedroom Detached Home In Cottingham
- 3 Reception Rooms & Conservatory
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: D

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

guide price

£300,000 - £325,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110633

The Property Ombudsman

Property Ref:
WBY110633 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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