



Northgate, Cottingham HU16 5QW

Welcome to

Northgate, Cottingham

GUIDE PRICE £450,000 - £475,000

Stunning Home In Cottingham with 5 Bedrooms, 2 Reception Rooms, Kitchen/Breakfast Room, Study, En Suite, Utility Room, Ground Floor Cloakroom, Gym, 2 Garages and Off Street Parking! This house deserves to be viewed! Book your viewing today!



Entrance Hall

With door to the front, radiator and stairs to the First Floor.

Lounge

With double glazed bay window to the front, feature fireplace with wooden surround, decorative ceiling rose, radiator and coving to the ceiling.

Sitting Room

With double glazed window to the rear, double glazed window to the side, feature log burner, radiator, decorative ceiling rose and coving to the ceiling.

Kitchen/Breakfast Room

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, induction hob, double electric oven, cooker-hood, integrated fridge freezer, integrated dishwasher, integrated microwave, warming drawer, electric fire, breakfast bar, spot light points, 2 double glazed windows to the side and double glazed door to the side.

Utility Room

With base units, work surfaces, sink and drainer unit, plumbing for an automatic washing machine, space for a tumble dryer and double glazed window to the side.

Cloakroom

With double glazed window to the side, low level wc, wash hand basin and radiator.

Study

With double glazed window to the side and rear stairs to the First Floor.

First Floor

Landing

With storage cupboard.

Bedroom 1

With 2 double glazed windows to the side and radiator.

En Suite

En Suite with double glazed window to the side, shower cubicle, low level wc, wash hand basin and feature radiator.

Bedroom 2

With double glazed window to the front, feature fireplace, storage cupboard and coving to the ceiling.

Bedroom 3

With double glazed window to the rear, feature fireplace, radiator and coving to the ceiling.

Bedroom 4

With double glazed window to the front, radiator and storage cupboard.

Bedroom 5

With 2 double glazed windows to the side and radiator.

Bathroom

Bathroom with bath with mixer tap and shower over, low level wc, wash hand basin, feature radiator, double glazed window to the side and cupboard housing central heating boiler.

Outside

Front Garden

With wall, path, gravelled area and wrought iron gates accessed via a dropped kerb providing off street parking.

Side & Rear Garden

With block paved patio area, gravelled area, decking area, wooden gates, raised borders housing plants and shrubs, fencing, gym, stables, workshop and 2 garages.

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.



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Northgate, Cottingham

- GUIDE PRICE £450,000 - £475,000
- Stunning & Spacious 5 Bedroom Home In Cottingham
- 2 Reception Rooms, Utility Room & En Suite
- Gym, Study, Stables & Workshop
- 2 Garages & Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: F

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

£450,000 - £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111680 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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