



West End Road, COTTINGHAM HU16 5PA

Welcome to

West End Road, COTTINGHAM

GUIDE PRICE £450,000 - £475,000

Stunning Home In Cottingham with - Porch, Entrance Hall, Lounge, Dining Room, Garden Room, Kitchen/Breakfast Room, Utility Room, Ground Floor Cloakroom, 4 Bedrooms (One with En Suite), Family Bathroom, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Hall

With door to the front.

Entrance Porch

With door to the front and double glazed window to the side.

Cloakroom

With double glazed window to the front, low level wc, wash hand basin, bidet and extractor fan.

Lounge

With double glazed windows to the front and side, gas fire with wooden surround, 2 radiators, wall light points, television point (incorporating satellite and wired ethernet cable) and coving to the ceiling.

Dining Room

With double glazed window to the side, radiator and fibre broadband point.

Garden Room

With double glazed window to the side, electric fire with wooden surround, wall light points, radiator, large and deep storage cupboard and double glazed french style doors leading to the Rear Garden.

Kitchen/Breakfast Room

Fitted kitchen with a range of wall and base units, feature wall storage with glass fronted doors and illumination, marble work surfaces, sink and drainer unit, space for a range style cooker, pantry, storage cupboard, integrated dishwasher, integrated fridge, radiator, double glazed window to the side and double glazed french style doors leading to the Rear Garden.

Utility Room

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

First Floor

Landing

Galleried landing with coving to the ceiling.

Bedroom 1

With double glazed windows to the front and side, radiator and fitted wardrobes.

Bedroom 2

With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

En Suite

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

Bedroom 3

With double glazed windows to the front and rear and radiator.

Bedroom 4

With double glazed window to the rear, radiator, coving to the ceiling and 2 built in cupboards housing central heating boiler and hot water tank.

Bathroom

Bathroom with bath, shower cubicle, low level wc, wash hand basin, radiator, loft access and windows to the side and front.

Outside

Front Garden

Front Garden

With hedges and gravelled driveway providing off street parking for several vehicles.

Rear Garden

Extensive, established garden with lawned area, paved patio areas, trees and shrubs.

Garage

Garage with up and over door to the front and wooden garage doors to the rear.

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.



view this property online williamhbrown.co.uk/Property/WBY111172



Welcome to

West End Road, COTTINGHAM

- GUIDE PRICE £450,000 - £475,000
- Extensive Home For Sale In Cottingham - 4 Bedrooms
(One With En Suite)
- 3 Receptions Rooms & Utility Room
- Off Street Parking & Garage
- Substantial & Spacious Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£450,000 - £475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111172



Property Ref:
WBY111172 - 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.

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.

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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



williamhbrown.co.uk