Whitakers
Estate Agents









52 New Village Road, Cottingham, HU16 4NA

£137,500

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this traditional semi-detached property, pleasantly situated on New Village Road in Cottingham. Offering spacious and practical accommodation throughout, the property also benefits from off-street parking, a useful loft room and low-maintenance gardens. Offered to the market with no onward chain, it presents an excellent opportunity for a range of buyers.

The entrance lobby opens into the spacious open-plan lounge / dining room, with the lounge featuring a bay window and fireplace. To the rear, the property has been extended to provide a fitted kitchen, comprising a range of floor and eye-level units, worktops, an oven with hob and extractor hood, plumbing for a washing machine and access to the rear garden.

To the first floor are two bedrooms, both benefiting from built-in storage, together with a fully tiled bathroom furnished with a three-piece suite. A pull-down ladder provides access to the useful loft room, which benefits from a roof window, eaves storage, lighting and power.

Externally, the property is approached via a gravelled front garden, with a lowered kerb providing off-street parking. The rear garden is designed with ease of maintenance in mind and is predominantly paved, with the additional benefit of an outside tap.

The accommodation comprises

Front external



Externally, the property is approached via a gravelled front garden, with a lowered kerb providing off-street parking.

Ground floor

Entrance lobby
UPVC double glazed door, central heating radiator, and carpeted flooring.

Open plan lounge / dining room



Lounge 10'6" x 11'11" (3.22 x 3.65)



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and decorative wooden surround, and laminate flooring.

Dining room 9'1" x 15'1" (2.77 x 4.61)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen



UPVC double glazed door and two windows, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and oven with hob and extractor hood above.

First floor

Landing
With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 10'6" x 13'2" (3.22 x 4.03)





Two UPVC double glazed windows, central

heating radiator, built-in wardrobes, and laminate flooring.

Bedroom two 9'1" x 8'9" (2.78 x 2.68)



UPVC double glazed window, central heating radiator, built-in wardrobes and drawers, and laminate flooring.

Bathroom



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

Second floor

Loft room 8'9" x 11'3" (2.68 x 3.43)



Roof style window, storage in the eaves. With connection to lighting / power, and built-in sound system.

Rear external



The rear garden is designed with ease of maintenance in mind and is predominantly paved, with the additional benefit of an outside tap.

Additional features

The residence also benefits from having an outside tap.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - COH322052000
Council Tax band - B

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 19 Mbps / Ultrafast / 5500 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration
We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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.

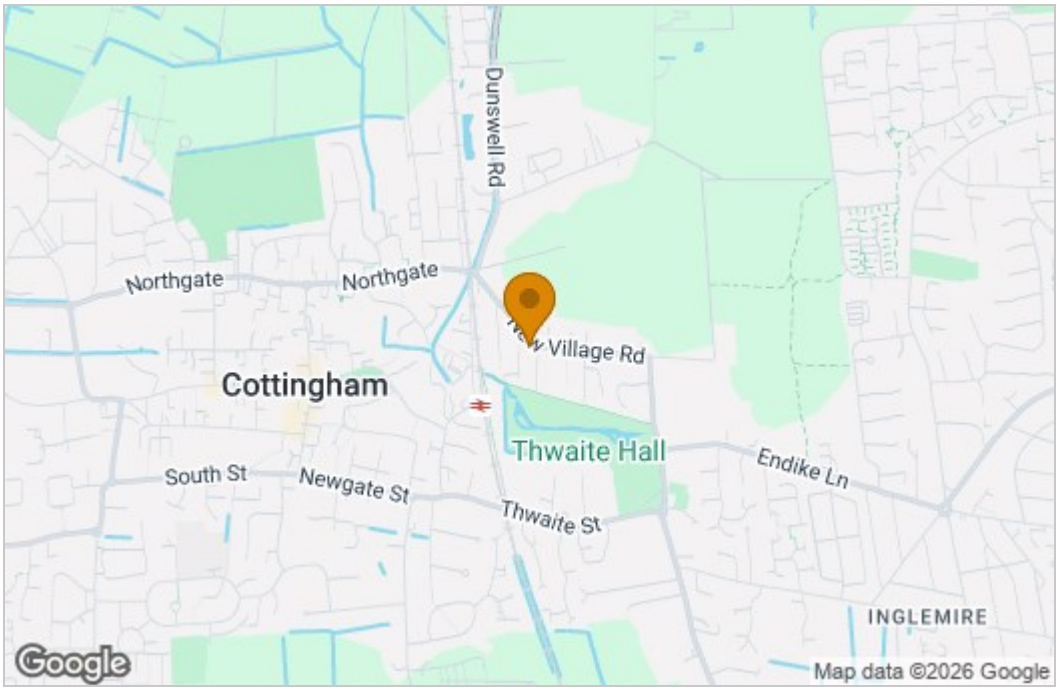
Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

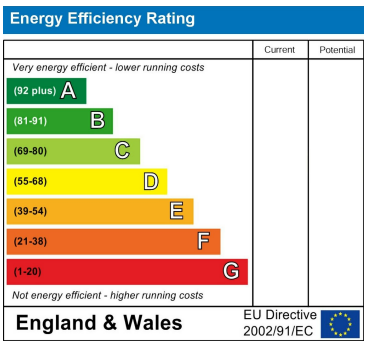
Floor Plan

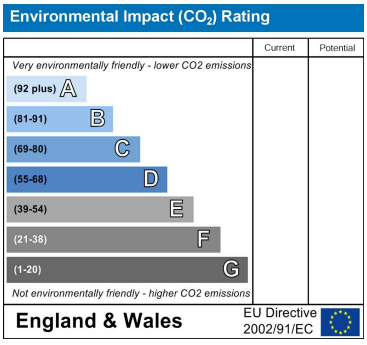


Area Map



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.

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