



Wheatley Drive, Cottingham, HU16 5LR
£220,000



Platinum Collection

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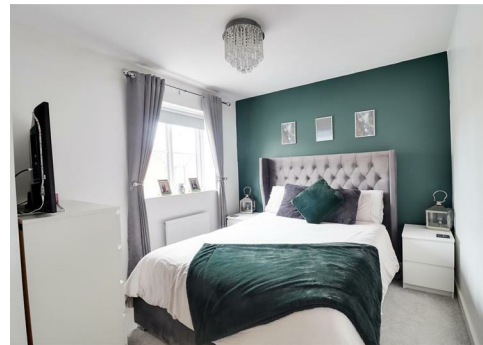
A fabulously presented home situated within a very sought after development. Presented to the highest standard throughout with generous living accommodation, a south facing rear garden and ample off-street parking. Certainly one not to miss.



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Key Features

- Modern Kitchen
- En-Suite to Master Bedroom
- Fantastic Rear Garden
- Ample Off-Street Parking
- Beautifully Presented Throughout
- Ideal Starter Home
- South Facing Rear Garden
- EPC = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs and WC off.

WC

With low flush WC and a wash hand basin.

LIVING ROOM

11'7 x 13'10 (3.53m x 4.22m)

A generous living room with a storage cupboard off and a window to the front elevation.

KITCHEN DINER

14'11 x 8'5 (4.55m x 2.57m)

A fabulous kitchen diner with grey wall and base uniits, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Oven, Gas Hob, Extractor Fan and an Automatic Dishwasher with further plumbing for an Automatic Washing Machine and space for a Fridge/Freezer. Also benefitting from ample dining space, laminate wood flooring, a window and French Doors to the rear elevation.

FIRST FLOOR;

BEDROOM 1

11'6 x 8'10 (3.51m x 2.69m)

A bedroom of double proportions with a storage cupboard, access to the en-suite and a window to the front elevation.

EN-SUITE

With a three piece suite comprising of a Shower Cubicle, Low Flush WC and a Wash Hand Basin.

BEDROOM 2

8'5 x 7'4 (2.57m x 2.24m)

A further bedroom of double proportions with window to the rear elevation.

BEDROOM 3

6 x 7'4 (1.83m x 2.24m)

A single bedroom with fitted wardrobes and a window to the rear elevation.

BATHROOM

With a three piece suite comprising of a Panelled Bath, Low Flush WC and a Wash Hand Basin. Further benefitting from a radiator and a window to the side elevation.

EXTERNAL;

FRONT

To the front of the property is a driveway for 2 vehicles.

REAR

A landscaped south facing rear garden with paved patio area with fitted bench seating, raised decking area, garden shed and summerhouse.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire Council). We would recommend a purchaser make

their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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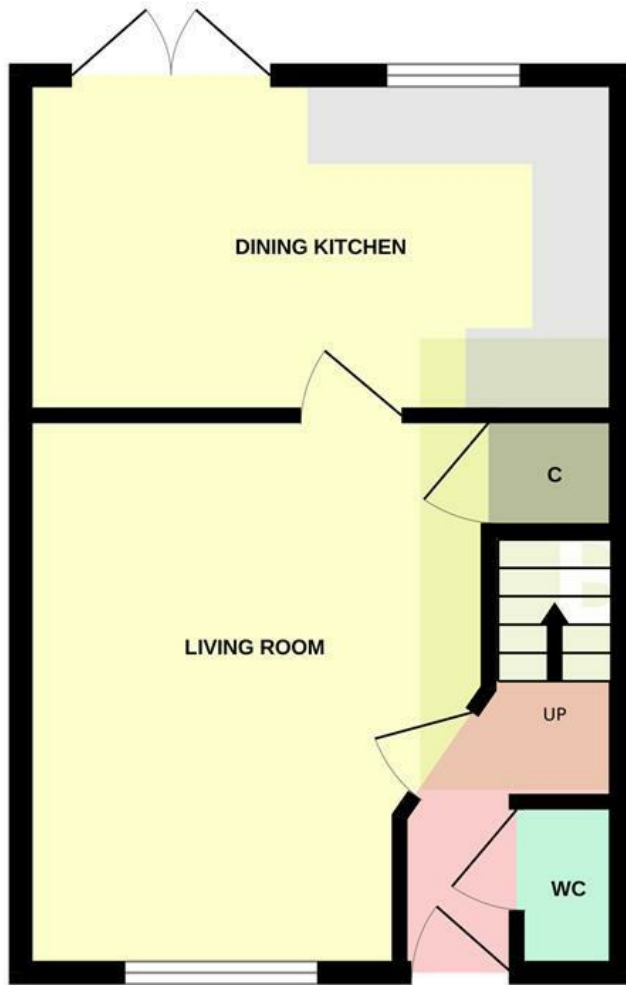


constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

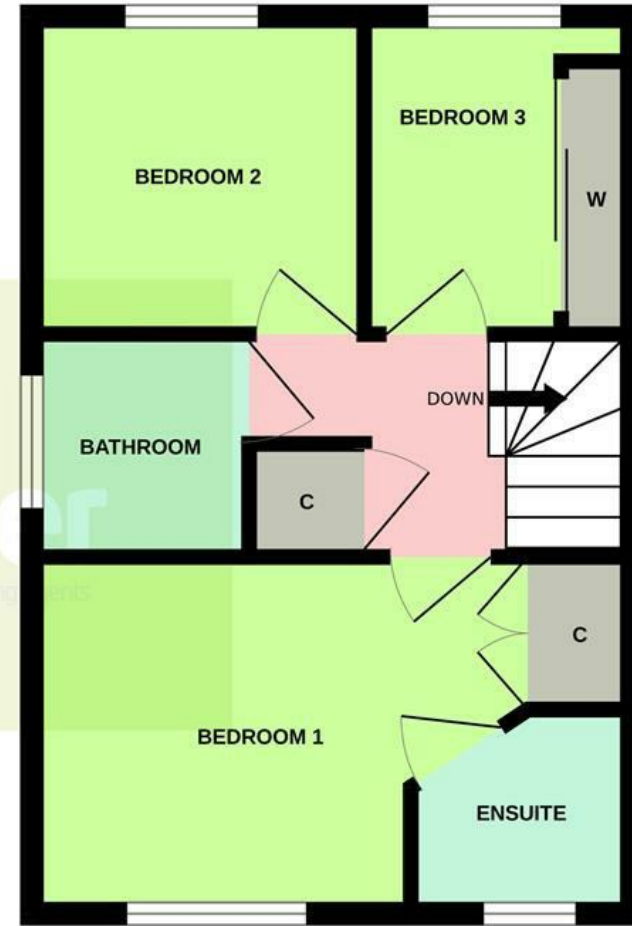
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected

person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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