



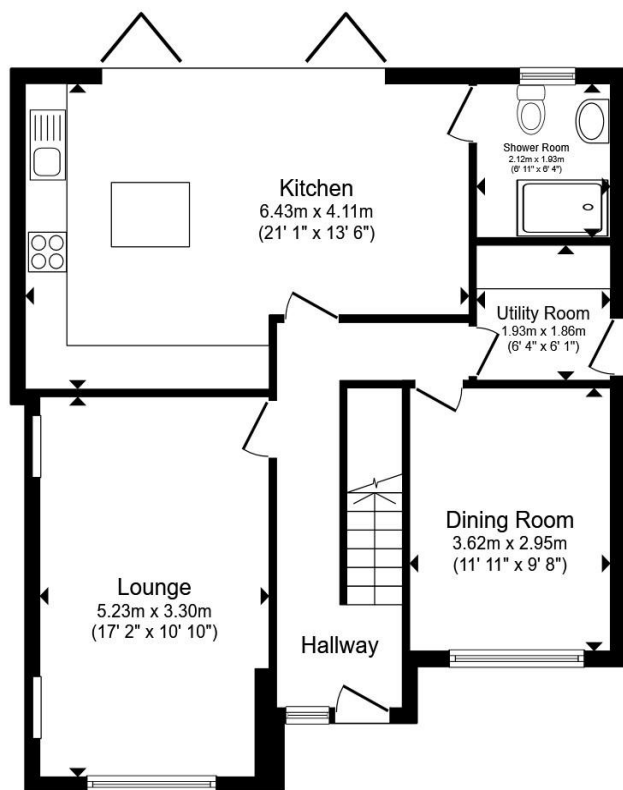
Hallgate, Cottingham, HU16, 4BQ

Welcome to

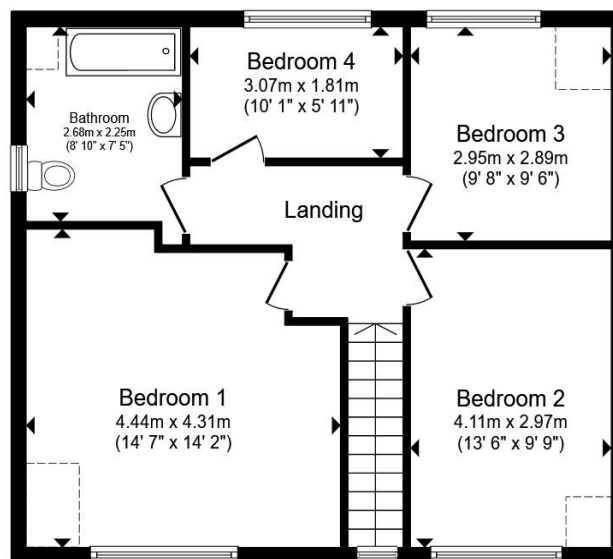
Hallgate, Cottingham

Presented to an exceptional standard throughout, this beautiful four-bedroom detached home offers stylish, turn-key accommodation ideal for modern family living. Occupying a private plot with a gated driveway, generous parking, landscaped frontage and a double garage.





Ground Floor



First Floor

Total floor area 132.3 m² (1,424 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

With a door leading into the entrance hall, a radiator, access to the lounge and kitchen and stairs leading to the upper floor.

Lounge

With media wall, a radiator, built in shelving and a double glazed window to the front.

Dining Room

With a radiator and a double glazed window to the front.

Kitchen

Comprising of a range of wall and base units, complementing work surfaces, a sink and drainer unit, cooker and a cooker hood, a fridge freezer, an integrated dish washer, a centre island, space for a dining table, access to the ground floor shower room and bi folding doors to the rear.

Utility Room

With plumbing for a washing machine, space for a dryer, a boiler unit and a door to the side.

Ground Floor Shower Room

With a W/C, a wash hand basin, a walk in shower and a double glazed window to the rear.

Bedroom 1

With a radiator and a double glazed window to the front.

Bedroom 2

With a radiator and a double glazed window to the front.

Bedroom 3

With a radiator and a double glazed window to the rear.

Bedroom 4

With a radiator and a double glazed window to the rear.

Bathroom

With a W/C, a wash hand basin, a bath with a shower over, a radiator and a double glazed window to the side.

Front Garden

With a gravel driveway, a lawned area and a wooden fence.

Rear Garden

A low maintenance garden with paved patio area, a gravel area, raised flower beds, a double garage and a wrought iron gate leading to the front garden.

Garage

A double garage with an up and over 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

Hallgate, Cottingham

- Guide Price £450,000 - £475,000
- Detached Family Home
- Gated Ample Parking and Double Garage
- Private Gardens
- Central Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

Directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 653111.

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/WBY112045](https://www.williamhbrown.co.uk/Property/WBY112045)



Property Ref:
WBY112045 - 0003

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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)