Whitakers
Estate Agents









39 Scaife Close, Cottingham, HU16 5LT

£280,000

Whitakers Estate Agents are pleased to introduce this immaculate four bedroom detached family home which is conveniently located on a modern development off the well-connected Castle Road in Cottingham and enjoys close proximity to an abundance of amenities.

The internal layout briefly comprises ground level entrance lobby, spacious lounge and fitted kitchen with utility area and cloakroom off.
The first floor boasts a master bedroom with en suite shower room, three good bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a block paved garden which accommodates off-street parking and follows to the integral garage.
Wooden gates on either side of the property open to the enclosed rear garden which is mainly laid to lawn with a patio seating area and has access to an outside tap.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Front external



Externally to the front aspect there is a block paved garden which accommodates off-street parking and follows to the integral garage.

Ground floor

Entrance lobby
Composite entrance door, central heating radiator and laminate flooring.

Lounge 15'8" x 10'5" maximum (4.80m x 3.18m maximum)




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

Kitchen / diner 9'4" x 17'3" (2.87m x 5.28m)





UPVC double glazed French doors to the rear garden, UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap and a range of integrated appliances including : oven, hob with extractor hood above, fridge-freezer and dishwasher.

Utility area
Composite door, central heating radiator, tiled flooring and fitted with eye level units, contemporary worktop and plumbing for a washing machine.

Cloakroom
UPVC double glazed window, central heating radiator, tiled flooring and furnished with a two-piece suite comprising pedestal sink with mixer tap and low flush W.C.

First floor

Landing
With access to the loft hatch, central heating radiator, built in storage cupboard and carpeted flooring.

Master bedroom 13'0" x 10'4" maximum (3.98m x 3.15m maximum)




UPVC double glazed window, central heating radiator, fitted wardrobe and carpeted flooring.

En-suite shower room



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three-piece suite comprising walk in enclosure with mixer shower, wash basin with mixer tap and low flush W.C.

Bedroom two 13'0" x 8'4" (3.98m x 2.55m)



UPVC double glazed window, central heating radiator, built in wardrobe and carpeted flooring.

Bedroom three 10'5" x 7'9" maximum (3.18m x 2.38m maximum)



UPVC double glazed window, central heating radiator, built in wardrobe and carpeted flooring.

Bedroom four 12'4" x 7'10" maximum (3.76m x 2.41m maximum)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tile effect laminate flooring and furnished with a three-piece suite comprising panelled bath with mixer tap / shower and waterfall shower, wash basin with mixer tap and low flush W.C.

Rear external



Wooden gates on either side of the property open to the enclosed rear garden which is mainly laid to lawn with a patio seating area and has access to an outside tap.

Tenure
The property is held under Freehold tenureship

Council tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - COH063039000
Council Tax band - E

EPC rating
EPC rating - B

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 silicitors to progress a sale.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - No risk
Mobile Coverage / Signal - Vodafone / O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Estate Fees - Estate fees may be payable for this property

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 Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

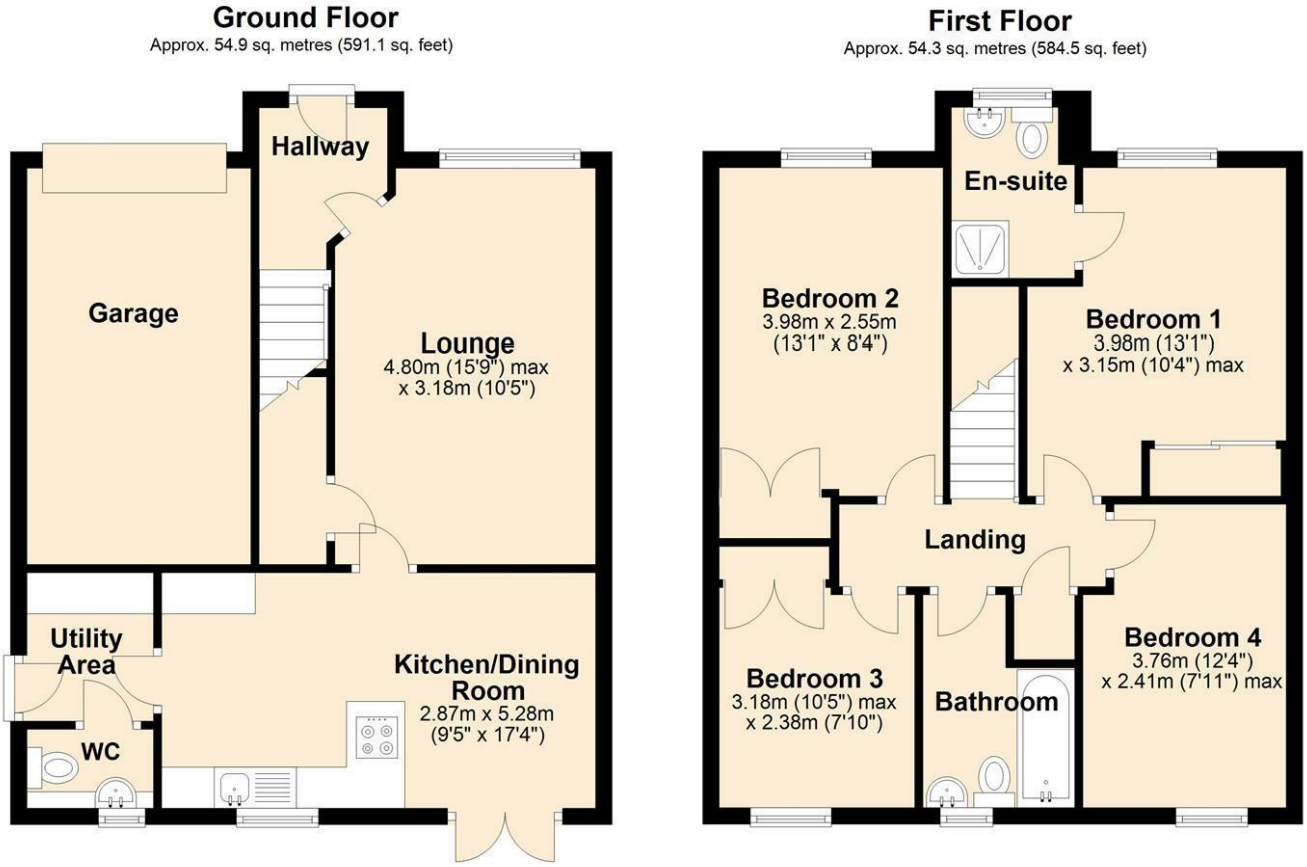
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

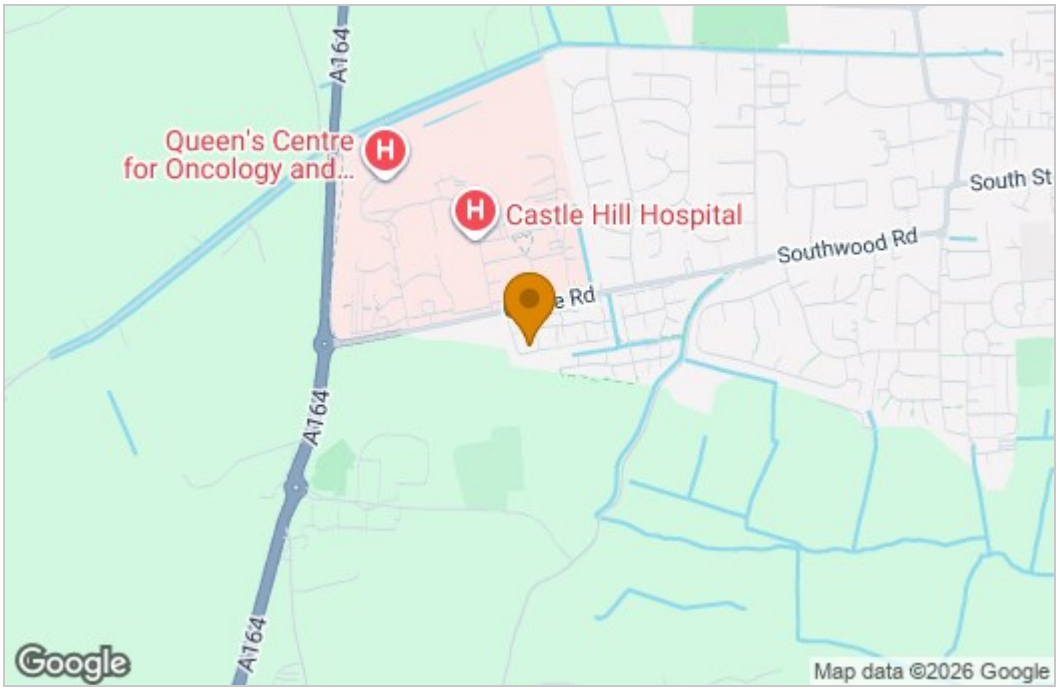
Floor Plan



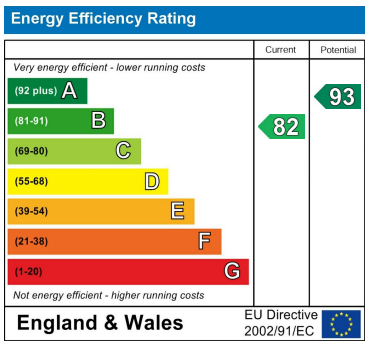
Total area: approx. 109.2 sq. metres (1175.6 sq. feet)

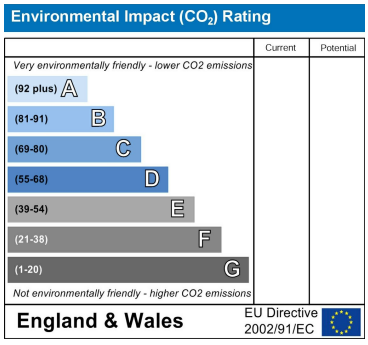
Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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