Whitakers
Estate Agents









38 Morris Croft, Cottingham, HU16 5GU

£215,000

***MOVE IN FOR XMAS**

We are delighted to introduce this modern semi-detached family home, occupying a pleasant position within the popular residential development of Morris Croft in the sought-after village of Cottingham. Enjoying excellent access to a wealth of local amenities, well-regarded schools and convenient transport links, the property offers well-presented accommodation throughout, making it an ideal choice for the growing family.

Upon entry, the resident is greeted by a welcoming entrance hall with useful storage and a convenient cloakroom/W.C. The spacious dual-aspect lounge enjoys an abundance of natural light, whilst to the rear a modern fitted dining kitchen is appointed with a range of integrated appliances and French doors opening directly onto the rear garden.
A fixed staircase rises to the first floor which boasts a principal bedroom served by an en-suite shower room, together with two further bedrooms and a family bathroom furnished with a three-piece suite.

Externally to the front aspect, the property enjoys a low maintenance lawned garden with decorative slate chippings. To the rear, a fully enclosed gravelled garden provides an excellent outdoor entertaining space, whilst a gate within the boundary fencing opens onto two allocated parking spaces belonging to the property.

Situated within one of Cottingham's most desirable modern residential developments, this superb home combines contemporary living with a practical family layout, enclosed rear garden and allocated parking. Offering ready-to-move-into accommodation throughout, the property is sure to appeal to those seeking their next family home. Early viewing is strongly recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect, the property enjoys a low maintenance lawned garden with decorative slate chippings.

Ground floor

Entrance hall
Upvc double glazed entrance door, gas central heating radiator, large storage cupboard and staircase to the landing off.`

Cloakroom
Gas central heating radiator, low flush WC, wash basin and an extractor fan.

Living room 15'7" x 10'9" (4.76 x 3.28)



Upvc double glazed windows to the front and side elevations and a gas central heating radiator.

Dining kitchen 15'7" x 9'7" (4.76 x 2.93)



Upvc double glazed window and double doors leading to the garden, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and upstands, stainless steel single drainer sink unit, plumbing for an automatic washing machine, integrated dish washer and fridge freezer, enclosed gas central heating boiler.

First floor

Landing
Access to the loft space and a storage cupboard.

Bedroom one 10'10" x 10'5" maximum (3.32 x 3.18 maximum)



Upvc double glazed window and a gas central heating radiator.

En suite



Upvc double glazed window, gas central heating radiator, fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, tiled splash backs, extractor fan and a shaver socket.

Bedroom two 8'11" x 8'8" maximum (2.72 x 2.65 maximum)



Upvc double glazed window and a gas central heating radiator.

Bedroom three 8'10" x 6'6" (2.70 x 2.00)



Upvc double glazed window and a gas central heating radiator.

Bathroom



Upvc double glazed window, gas central heating radiator, fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC, tiled splash backs and an extractor fan.

Rear external





To the rear, a fully enclosed gravelled garden provides an excellent outdoor entertaining space, whilst a gate within the boundary fencing opens onto two allocated parking spaces belonging to the property.

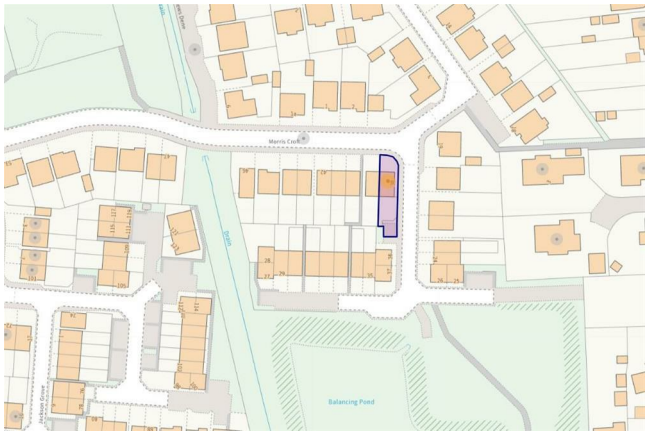
Aerial view of the property





The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - COH236038000
Council Tax band - C

Estate Fees
We understand that an estate fee is payable annually for this property and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

EPC rating
EPC rating - B

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services
We 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.

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.

Whitakers Estate Agent Declaration
The agents 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.

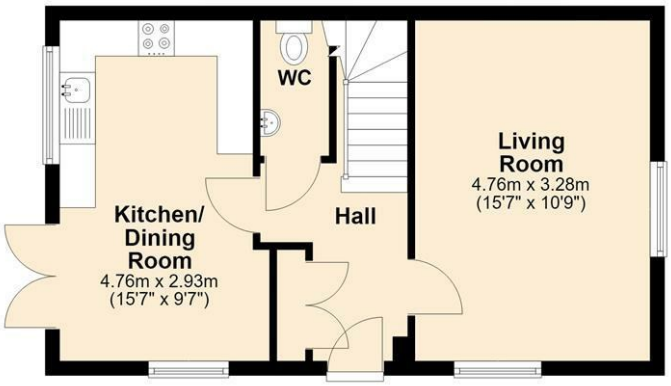
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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

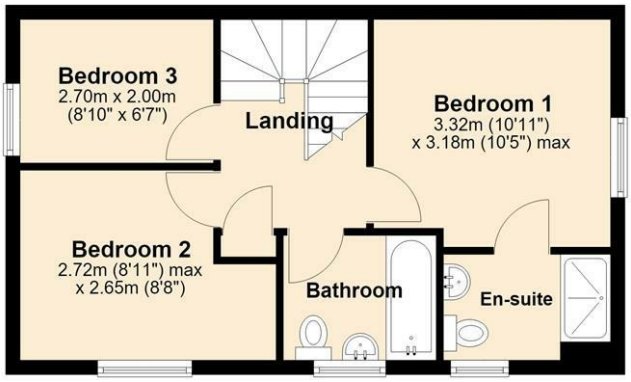
made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

Ground Floor
Approx. 39.2 sq. metres (422.0 sq. feet)

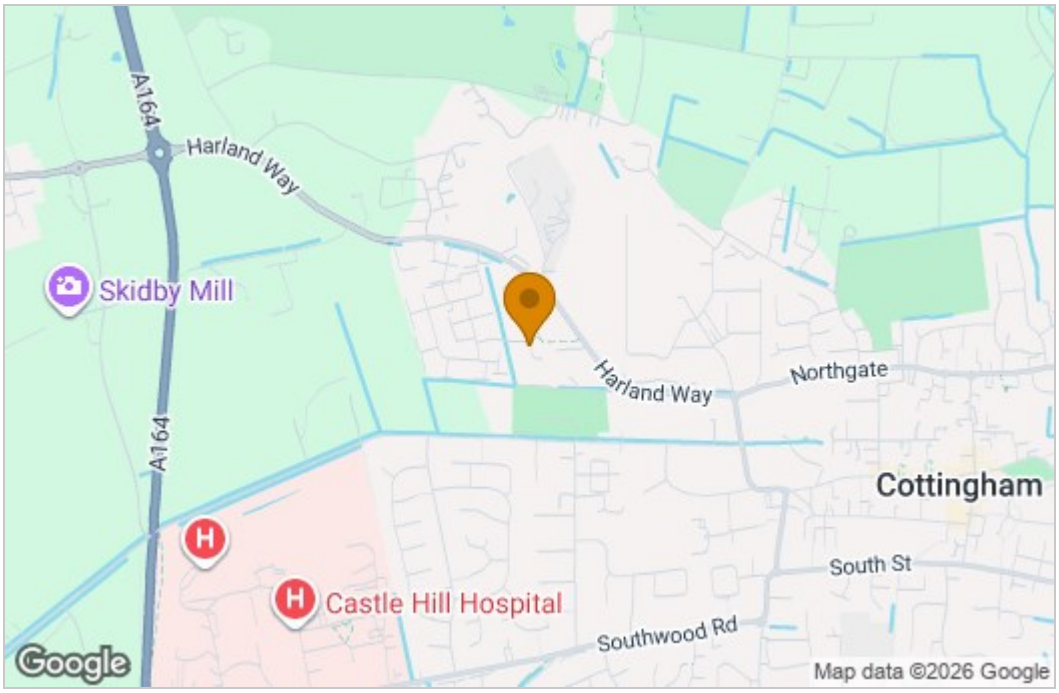


First Floor
Approx. 39.3 sq. metres (422.7 sq. feet)

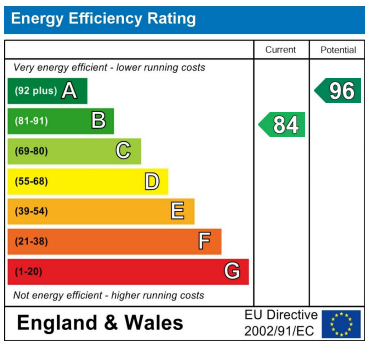


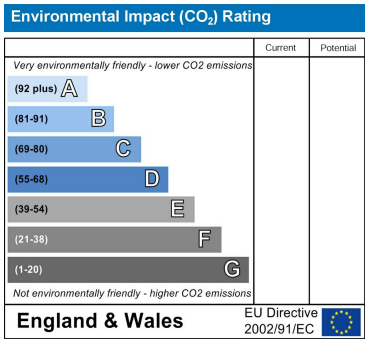
Total area: approx. 78.5 sq. metres (844.8 sq. feet)

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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