Whitakers
Estate Agents









2 The Spinney, Cottingham, HU16 5AU

£279,995

IMMACULATELY PRESENTED | FULLY REFURBISHED | THREE BEDROOMS | OPEN-PLAN KITCHEN/DINER | GARAGE & DRIVEWAY | SOUGHT-AFTER COTTINGHAM LOCATION

This immaculate three-bedroom semi-detached property has been fully refurbished to a high standard, creating a stylish and genuinely move-in-ready home in the highly sought-after village of Cottingham.

At the heart of the property is a superb open-plan fitted kitchen/diner, complete with breakfast bar and French doors opening directly onto the rear garden — an ideal space for both everyday family life and entertaining. The accommodation briefly comprises an entrance hall, comfortable lounge and impressive open-plan kitchen/diner to the ground floor. To the first floor are three good-sized bedrooms and a recently fitted contemporary bathroom, which benefits from underfloor heating.

Externally, the property continues to impress. The front garden has been designed for low maintenance and provides excellent off-street parking, with a large side driveway leading to the brick-built garage with electric up-and-over door.

To the rear is an enclosed, private garden which is not overlooked, with a lawned area and block-paved patio providing an excellent spot to sit and enjoy the garden during the warmer months.

Situated on The Spinney in Cottingham, the property is ideally placed for access to the village centre, offering a wide range of shops, cafés, amenities and transport links. Cottingham is also renowned for its excellent choice of local schools, making this an especially attractive location for families.

A beautifully refurbished home requiring nothing more than a new owner to move in and enjoy. Early viewing is highly recommended.

The Accommodation Comprises

Front External



Ground Floor

Entrance
Composite double glazed front door

Hallway



Laminate flooring, central heating radiator and understairs storage and glass balustrade to the stairs

Lounge 13'9 x 11'0 (4.19m x 3.35m)



Upvc double glazed window, central heating radiator and marble inset and hearth

Kitchen / Diner 14'1 max narrows to 9'2 x 17'2 (4.29m max narrows to 2.79m x 5.23m)



A range of floor and eye level units and complimentary work tops and splash back tiles above. Sink with mixer tap, breakfast bar, Oven , Hob and Hood above. Upvc double glazed door and French doors and side window,

First Floor

Landing
With access to the rooms and loft hatch

Bedroom One 11'5 x 10'8 (3.48m x 3.25m)



Upvc double glazed bay window and central heating radiator

Bedroom Two 11'8 x 10'8 (3.56m x 3.25m)



Upvc double glazed window and central heating radiator and built in sore cupboard

Bedroom Three 7'3 x 6'4 (2.21m x 1.93m)



Upvc double glazed bay window and central heating radiator

Bathroom 6'1 x 5'4 (1.85m x 1.63m)



With a panelled bath and built in LED lighting, mixer shower above, vanity sink and a low flush toilet. Under floor heating.

External



Low maintenance front garden mainly laid to stone for off street parking for multi cars and side drive leading to the brick built garage with up and over door. The rear garden is enclosed and not over looked to the rear, mainly laid to lawn with a block paved patio area.

Council Tax Band
Council Tax band - C
Local Authority - East Riding Of Yorkshire

EPC Rating
EPC rating - D

Tenure
This property is Freehold.

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.

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE Vodafone Three O2
Broadband - Basic 20 Mbps Ultrafast 5500 Mbp
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.

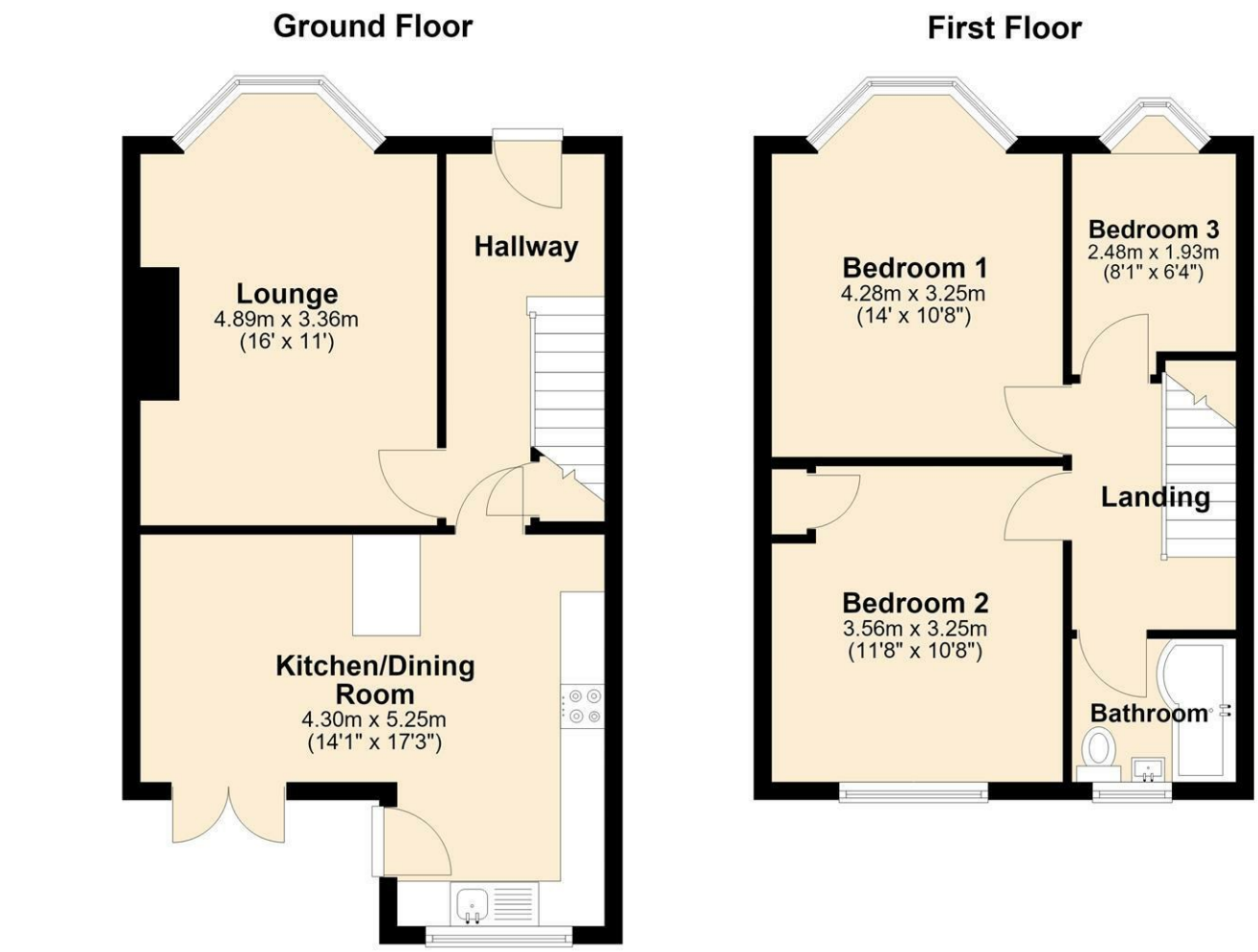
The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements,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

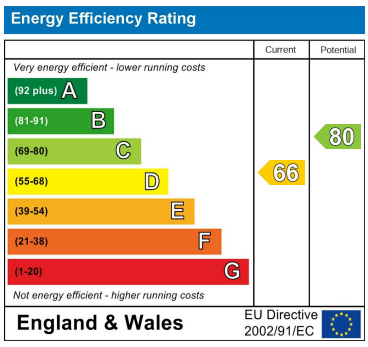
Floor Plan

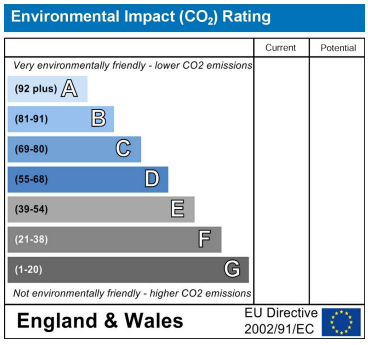


Area Map



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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk