

# Whitakers

Estate Agents



## 27 Murray Crescent, Cottingham, HU16 5ED

**£385,000**

Immaculately presented detached residence situated in a prime position at the head of a delightful cul-de-sac in the sought after Village of Cottingham.

The accommodation briefly comprises: entrance hall, cloakroom / W.C., contemporarily fitted breakfast kitchen, utility room, through lounge dining room and study / playroom to the ground floor with four bedrooms - three of which are double in size and having an en-suite shower room to the principle bedroom, together with a well appointed family bathroom to the first floor.

There is an open plan foregarden, a double width private driveway leading to the integral double garage and an enclosed rear garden which affords much privacy.

The property benefits from having Upvc double glazing and gas fired central heating.

Council Tax Band 'E'.

## The Accommodation Comprises

### Front External



### Ground Floor

#### Entrance Hall

An external composite entrance door with obscured and leaded double glazed panel inserts leads into the entrance hall. Having an engineered oak effect wood floor, a central heating radiator, coving to the ceiling and where a dog-legged flight of stairs with wooden balustrades lead to the first floor accommodation.

#### Cloakroom / W.C.



Being fitted with a two piece suite in white comprising: wall mounted wash hand basin with a mixer tap and a tiled splashback finish to the wall and a low level W.C. suite with push flush. There is a chrome effect vertical ladder style radiator, an obscured double glazed Upvc window to the side elevation, a sparkle effect tiled finish to the floor and coving to the ceiling.

### Breakfast Kitchen 12'5" x 9'6" (3.81m x 2.90m)



Being fitted with a comprehensive range of units in a high gloss finish in white with steel effect fittings comprising: wall mounted eye-level units, drawers and base units with a complementary fitted marble effect worksurface over incorporating a stainless steel one and a half bowl sink and drainer unit with a chrome effect pull out variable jet mixer tap. There is an integrated 'Bosch' eye-level electric oven with space for a microwave above, an integrated 'Euro Kera' four ring halogen hob with a coloured acrylic splashback to the wall and a stainless steel extractor canopy hood above and an integrated automatic dishwasher. There is a central heating radiator, a double glazed and leaded Upvc window to the front elevation, an obscured double glazed panelled Upvc entrance door to the side elevation, coving and recessed spotlighting to the ceiling, a tile effect laminate finish to the floor and a splashback finish to the walls.

### Utility Room 7'9" x 7'1" (2.37m x 2.16m)

Being fitted with a double base unit in a high gloss finish in cranberry with steel effect fittings above which is a fitted marble effect roll-top worksurface which incorporates a stainless steel one and a half bowl sink and drainer unit with mixer tap. There is plumbing for an automatic washing machine, a central heating radiator, a wall mounted 'Sime' boiler, a vinyl finish to the floor, a splashback finish to the wall, an obscured double glazed Upvc window and an obscured double glazed panelled Upvc entrance door to the side elevation, a built-in deep understairs storage cupboard, coving and a loft hatch access to the ceiling and a door leading into the integral double garage.

Through Lounge Dining Room 20'6" x 13'0"  
(6.27m x 3.98m)



Wooden and glazed panelled double doors lead from the entrance hall into the through lounge dining room. The focal point of the room being the feature fireplace with highly polished marble effect surround, back and hearth with inset pebble effect 'living flame' gas fire. There are two central heating radiators, coving to the ceiling, a dark wood effect laminate finish to the floor, a Upvc double glazed window to the rear elevation and Upvc double glazed 'French' doors leading onto the rear garden. Wooden and glazed panelled double doors lead into the study / playroom.

Study / Playroom 13'1" x 7'9" (3.99m x 2.37m)



Having a Upvc double glazed window to the rear elevation, a central heating radiator, coving and rose to the ceiling and a dark wood effect laminate finish to the floor.

#### First Floor Accommodation

#### Landing



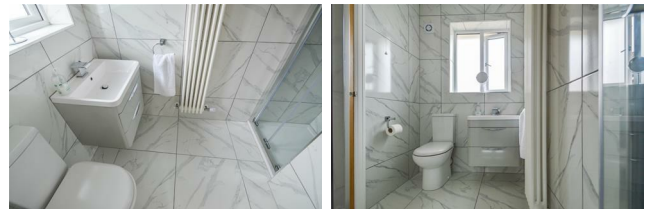
Having a double glazed and leaded Upvc window to the side elevation, a built-in airing cupboard and coving and a loft hatch access to the ceiling.

Principle Bedroom 13'1" x 10'8" (3.99m x 3.27m)



Having a double glazed and leaded Upvc window to the front elevation, a central heating radiator and coving to the ceiling.

En-Suite Shower Room 8'0" (maximum) x 4'9"  
(2.46m (maximum) x 1.45m)



Being fitted with a three piece suite in white comprising: shower enclosure with twin head shower attachments - one of which is a 'Rainhead' style shower and a concertina glazed door, a vanity wash basin with fitted drawers beneath and a low level W.C. suite with push flush. There is a vertical ladder style radiator, an 'Xpelair' extractor fan unit, an obscured double glazed Upvc window to the side elevation, recessed spotlighting to the ceiling and a ceramic tiled finish to the walls and floor.

### Bedroom Two 10'11" x 10'8" (3.33m x 3.26m)



Having a Upvc double glazed window to the rear elevation, a central heating radiator and coving to the ceiling.

### Bedroom Three 10'2" x 8'5" (3.11m x 2.58m)

Having a double glazed and leaded Upvc window to the front elevation, a central heating radiator and coving to the ceiling.

### Bedroom Four 10'2" x 6'6" (3.10m x 1.99m)



Having a Upvc double glazed window to the rear elevation, a central heating radiator and coving to the ceiling.

### Family Bathroom 6'11" x 6'3" (2.11m x 1.91m)

Being fitted with a three piece suite in white comprising: curved double ended shower bath with central mixer tap, a curved glazed side screen and mains shower, a pedestal wash basin with mixer tap and a low level W.C. suite with push flush. There is a chrome effect vertical ladder style radiator, an 'Xpelair' extractor fan unit, an obscured double glazed Upvc window to the side elevation, coving and recess spotlighting to the ceiling, a ceramic tiled finish to the floor and a partially tiled finish to the walls.

### External



To the front of the property there is an open plan garden which is predominantly laid to lawn. A double width brick block set private driveway leads to the integral double garage.

To the side of the property there is an outside cold water tap and lighting, leading to the enclosed rear garden which is predominantly laid to lawn with flower bed borders, paved patio seating areas and mature planting. There is coniferous hedging and timber fencing to the boundaries,

### Garaging

Integral double garage with twin up-and-over access doors and having both power and lighting.

### Aerial view of the property



### Tenure

The Tenure of this property is Freehold.

### Council Tax Band

Council Tax Band 'E'.

Local Authority - East Riding of Yorkshire.

### 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.

### 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.

### 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.

#### 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.

#### 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.

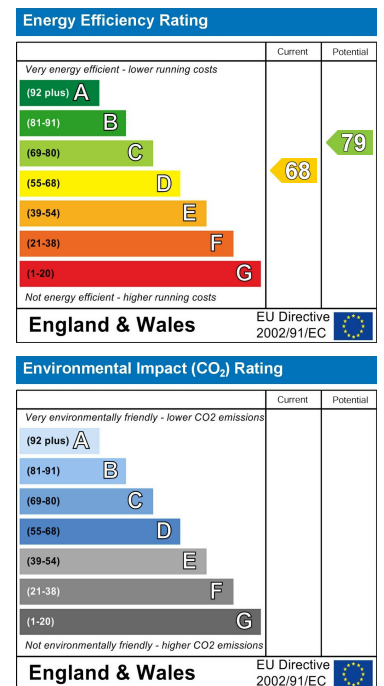
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.