

Whitakers

Estate Agents



25 Stewart Garth, Cottingham, HU16 5YQ

£275,000

This exceptional three-bedroom semi-detached home has been thoughtfully remodelled and significantly enhanced from its original design to create a stylish, contemporary family home. Finished to an impressive standard throughout, the property is presented in genuine move-in condition, allowing its next owners to simply unpack and enjoy from day one.

Occupying a desirable cul-de-sac position in the ever-popular village of Cottingham, the accommodation briefly comprises an inviting entrance hall, a convenient ground floor W.C., a spacious open-plan lounge/dining room complete with a feature wood-burning stove, and an outstanding full-width kitchen/dining extension. The kitchen is fitted with a range of quality units, integrated appliances, a breakfast bar for informal dining, and bi-fold doors which seamlessly connect the living space to the rear garden.

To the first floor are three generously sized bedrooms, with fitted wardrobes to the principal bedroom, together with a beautifully appointed family bathroom finished in a modern style.

Outside, the front of the property has been designed for practicality, providing ample off-street parking for several vehicles. To the rear is a private, southerly facing garden enjoying sunshine throughout the day, thoughtfully landscaped for ease of maintenance with a paved seating area and artificial lawn, making it an ideal space for relaxing or entertaining.

Cottingham is one of the East Riding's most sought-after villages, renowned for its excellent range of local shops, cafés, restaurants and everyday amenities. The area is also well served by highly regarded primary and secondary schools, excellent transport links, and nearby rail connections, making it an ideal location for families and commuters alike.

The Accommodation Comprises

Ground Floor

Entrance

Double glazed front door and side windows

Hall

Herringbone laminate flooring, central heating radiator and under stairs store

W/C

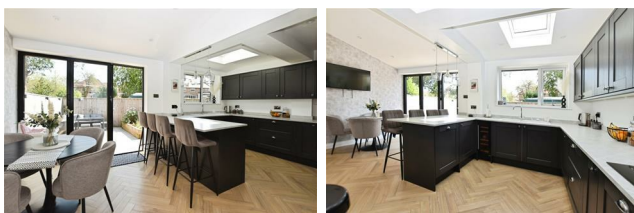
Low flush toilet, corner wash basin and herringbone laminate flooring

Lounge / Diner 22'7 max x 12'2 max narrows to 10'1 (6.88m max x 3.71m max narrows to 3.07m)



Upvc double glazed bay window to the front, two central heating radiators and wood burner with a tiled hearth. French doors leading to the kitchen / diner.

Kitchen / Diner 17'11 x 17'11 narrows to 5'9 (5.46m x 5.46m narrows to 1.75m)



With a range of contemporary floor and eye level units and complimentary work surfaces above. Wine cooler, Oven, Microwave and Hob. Integral Dishwasher and a sink with mixer tap. Breakfast bar with seating below, Bi fold doors leading to the garden and Upvc double glazed window.

First Floor

Landing

Upvc double glazed window.

Bedroom One 12'9 x 9'1 tfw (3.89m x 2.77m tfw)



With a range of fitted slide wardrobes, Upvc double glazed window and central heating radiator.

Bedroom Two 12'4 x 7'7 (3.76m x 2.31m)



Upvc double glazed window and a central heating radiator.

Bedroom Three 9'9 x 7'2 (2.97m x 2.18m)



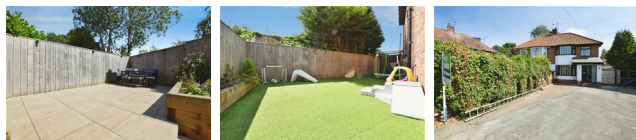
With built in storage, central heating radiator and Upvc double glazed window.

Bathroom 7'4 x 5'4 (2.24m x 1.63m)



Panelled bath with mixer shower, low flush toilet and a vanity sink. Upvc double glazed and central heating radiator.

External



To the front of the property is a low maintenance garden designed for off street parking for multiple cars. The rear garden is southerly in orientation and again low maintenance by design with a paved patio seating area and the rest is artificial grass.

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.

Council Tax

Local Authority: East Riding Of Yorkshire
Council Tax Band: C

EPC

The EPC rating is C

Tenure

Freehold tenure

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 silicitors to progress a sale.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband -Basic 12 Mbps Ultrafast 5500 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - No

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited 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 shown 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.

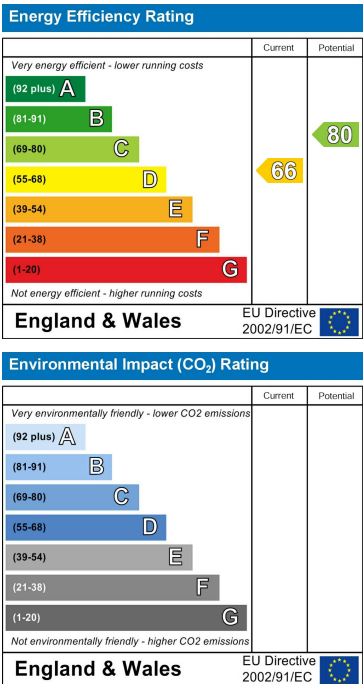
Floor Plan



Area Map



Energy Efficiency Graph



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