Whitakers
Estate Agents









9 Fleming Walk, Cottingham, HU16 5HE

£185,000

Whitakers Estate Agents are pleased to introduce this two-bedroom semi-detached property on Fleming Walk, Cottingham, offering well-proportioned accommodation arranged over three floors, complemented by generous gardens and a convenient village location.

Externally to the front aspect, the property enjoys an enclosed lawned garden with established planting, mature hedging and timber fencing providing privacy. A paved pathway leads to the entrance, with gated access and a further pathway extending alongside the property.

Stepping inside, the entrance hall leads through to a comfortable lounge featuring a fireplace, while the open-plan kitchen / dining room provides a practical space for everyday living. The fitted kitchen includes a breakfast bar and integrated cooking appliances, with French doors from the dining area opening onto the rear garden.

Upstairs, the first floor comprises two bedrooms, both benefiting from fitted or built-in storage, alongside a family bathroom. A fixed staircase leads to the second floor, where an office / study and separate dressing room provide additional versatile accommodation.

Outside, the rear garden offers a lawned area, paved pathways and a decked seating space adjoining the property, together with useful brick-built outhouses. Beyond the lawn lies a further gravelled garden area with

The accommodation comprises

Front external



Externally to the front aspect, the property benefits from an enclosed lawned garden with established shrubs and planted borders, complemented by mature hedging and timber fencing which provide a pleasant degree of privacy. A paved pathway leads to the front entrance, with gated access and a further pathway extending along the side of the property.

Ground floor

Entrance hall

Composite double glazed door with side windows, central heating radiator, under stairs storage cupboard and carpeted / laminate flooring. Leading to :

Lounge 11'10" x 11'7" (3.63 x 3.54)



UPVC double glazed window, central heating radiator, fireplace with marbled inset / hearth and surround, and carpeted flooring.

Open plan kitchen / dining room 9'10" x 18'8" (3.02 x 5.69)



Kitchen area



UPVC double glazed door and window, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above and a breakfast bar, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Dining room



UPVC double glazed French doors, central heating radiator, and carpeted flooring.

First floor

Landing
With fixed staircase to the second floor, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 9'2" x 14'6" maximum (2.81 x 4.42 maximum)




Two UPVC double glazed windows, central heating radiator, fitted wardrobes and desks, built-in storage cupboard, and carpeted flooring.

Bedroom two 6'9" x 10'9" (2.08 x 3.28)



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

Bathroom



Two UPVC double glazed windows, central heating radiator, and fully tiled. Furnished with three-piece suite comprising ‘P’ shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Second floor

Office / study



Roof style window, central heating radiator, fitted desk and cupboards, storage in the eaves, and carpeted flooring.

Dressing room
Roof style window, central heating radiator, fitted cupboard, storage in the eaves, and carpeted flooring.

Rear external





To the rear, the property enjoys a generous garden featuring a lawned area, paved pathways and a decked seating area directly adjoining the house. The property also benefits from brick-built outhouses, providing useful additional storage. Beyond the lawn, a separate gravelled garden area offers further outdoor space, complemented by established planting, a timber shed and seating area. Timber fencing encloses the garden, with gated access also available.

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 - COH145009000
Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

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

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.

Floor Plan

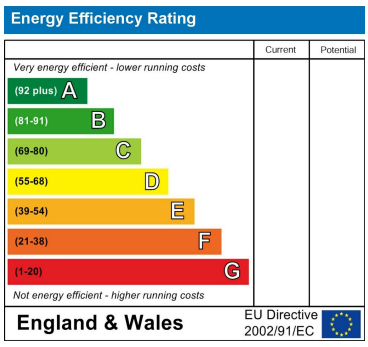


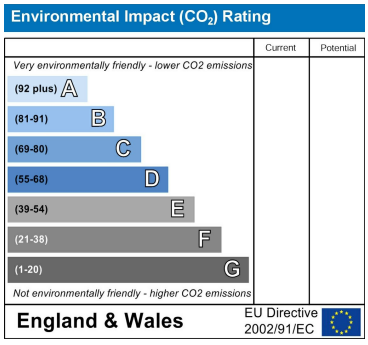
Total area: approx. 95.5 sq. metres (1027.7 sq. feet)

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.

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