



31 Arras Drive, Cottingham, East Yorkshire, HU16 5LE

- Two/Three Bedroom Link Detached Chalet Style House
- Side Entrance Porch with Access to Hallway
- Front Facing Lounge
- Rear Facing Kitchen
- Gardens to Front and Rear with Drive to Garage
- Offered For Sale with No Forward Chain
- Ground Floor Cloakroom WC
- Rear Facing Dining Room/Bedroom Three
- First Floor Landing with Two Bedrooms and Bathroom
- Gas Fired Central Heating System and Double Glazing

Asking Price £227,500



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31 Arras Drive, Cottingham, East Yorkshire, HU16 5LE

Two/Three bedroom link detached (joined by the garages) chalet style house. Pleasant head of cul de sac position with gardens to the front and rear. Offered for sale with No Forward Chain the accommodation comprises:- Entrance porch, hallway, cloakroom/WC, front facing lounge, rear facing dining room/bedroom three and separate kitchen. First Floor landing, two bedrooms and bathroom. Driveway with garage and lawned garden areas. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Castle Road, Green Lane and The Wolds the property is well placed for access into Cottingham village centre and Castle Hill Hospital. Cottingham is a well regarded village within the East Riding of Yorkshire and is well served by a host of local amenities, two supermarkets and educational facilities.

Entrance Porch

Main side entrance door provides access into the porch. Inner door leads into:

Hallway

Stairs lead off to the first floor accommodation with under stairs cupboard. Radiator and access into the ground floor rooms off.

Cloakroom WC

Suite of WC and wash hand basin. Window to the side elevation.

Lounge

18'8" x 12'11" (5.693m x 3.938m)

Window to the front elevation, two radiators and wall mounted gas fire (not tested).

Dining Room/Bedroom Three

8'11" x 9'11" (2.729m x 3.033m)

Radiator and French doors open onto the rear garden.

Kitchen

9'2" x 9'10" (2.817m x 3.008m)

Fitted with a range of base and wall units, work surfaces with tiled splashbacks and single drainer sink unit with mixer tap. Appliances of electric oven with gas hob and hood over. Space for washing machine and smaller size fridge/freezer. Concealed wall mounted gas fired central heating boiler. Window to the rear elevation with rear entrance door.

First Floor Landing

Access to rooms off.

Bedroom One

10'0" x 11'8" (3.063m x 3.560m)

Window to the front elevation, wardrobes and radiator.

Bedroom Two

9'11" x 9'10" (3.048m x 2.999m)

Window to the rear elevation, radiator and cupboard.

Bathroom

6'11" x 5'4" (2.125m x 1.642m)

Suite of bath with mains shower attachment to the taps, wash hand basin and WC. Part tiled walls, radiator and window to the side elevation.

Outside

The property occupies a pleasant garden plot at the head of the cul de sac. There are lawned garden areas to the front and rear. A driveway provides off road parking and access to attached garage with up and over door, light. power and rear access door with window.

Energy Performance Certificate

The current energy rating on the property is D (58).



Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number COH010031000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

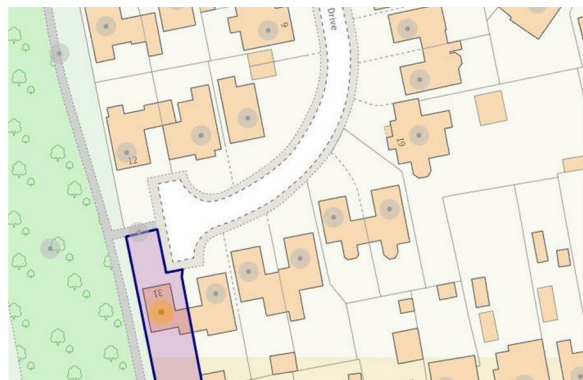
The tenure of this property is Freehold.

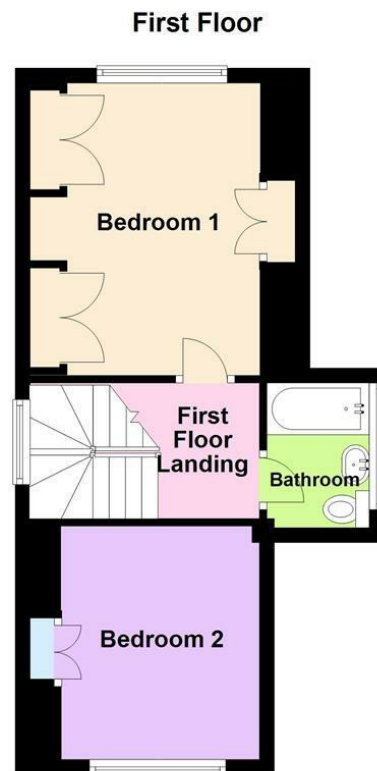
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



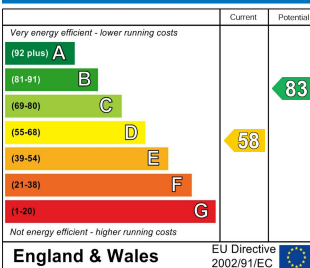


Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

31 Arras Drive, Cottingham

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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