

**4 Bedroom**

Wheatley Drive, Cottingham, Hull, HU16 5LR

**£1,500 per month**



- SUPERIOR DETACHED HOUSE • SOUGHT AFTER AREA • OPPOSITE CASTLE HILL HOSPITAL • 4 BEDROOMS • EN-SUITE AND GF WC • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM





## 4 Bedroom Detached House

£1,500 per month

Wheatley Drive, Cottingham, Hull, HU16  
5LR

Superior executive style detached house perfectly placed within a highly sought-after residential development off Castle Hill Road.

The property is detached with 4 generously proportioned bedrooms.

The super smart accommodation is arranged to 2 floors comprising of an entrance hall with a ground floor cloaks/W.C. and from the entrance hall is a bright and spacious lounge. Also leading off from the entrance hall is a home office or study, a spacious and modern well equipped breakfast kitchen to include a host of integrated appliances with French doors to the dining area provide lovely views and access to the rear patio and garden.

To the first floor that are 4 generously proportioned bedrooms - the main bedroom has an en-suite shower room. There is also a family bathroom with a modern 3-piece suite and contrasting high gloss easy clean wipe clean surfaces.

To the rear the garden is enclosed and mainly laid to lawn with a patio/seating area inset.

The double garage has an automated entry/exit system. There is a further multi-vehicle off-road parking space or hard standing to the garage approach.

Additionally, the property further benefits from a gas central heating system and double glazing throughout.

A highly impressive property-immediate availability subject to satisfactory references.



## Location

The property is ideally located within the heart of this popular western village of Cottingham.

Cottingham has just about everything that's needed for day-to-day living. There are good local shopping centres with busy independent traders and there are reputable schools, colleges and academies close by. Castle Hill Hospital is quite literally across the road. Cottingham has its own rail station providing easy connections to Hull city centre or the historic market town of Beverley.

Cottingham also has a post office, health centre, High street supermarkets, local market, fitness centres and Golf park.

Additionally, the Civic Hall provides many local events throughout the year.

All in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Entrance door leads to the entrance hall...

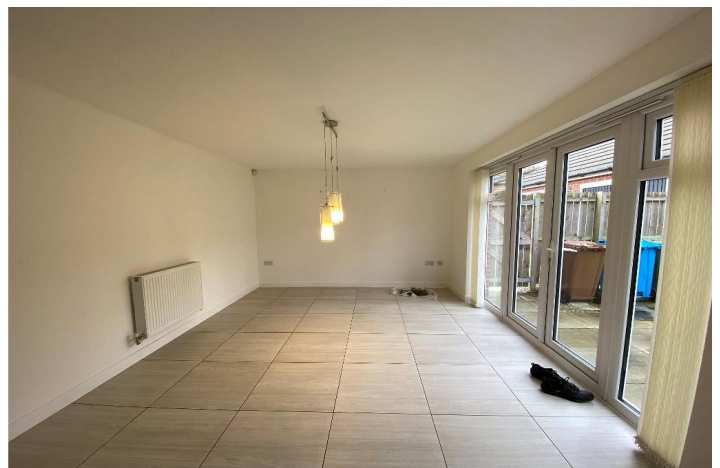
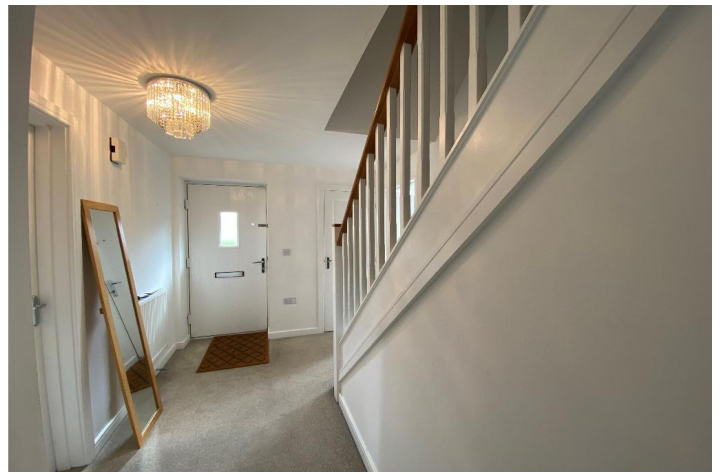
**Entrance Hall** - Spindle staircase off to the first floor.  
Under stairs storage cupboard.  
Built-in cloaks area.  
Radiator.

**Lounge** - 18' 9" x 13' 1" (5.74m x 3.99m) Extremes to extremes.  
Double glaze multi-paned bay window with aspect over the front garden area.  
Radiator.

**Study/Office** - 8' 4" x 7' 0" (2.56m x 2.15m) Extremes to extremes.  
Double glazed multi-paned window with aspect over the front garden area.  
Radiator.

**GF WC** - White 2-piece suite comprising of a pedestal wash hand basin and built-in low flush W.C.  
Contrasting tiled surround.  
Chrome fittings to the sanitary ware.  
Recessed downlighting.  
Radiator.  
Coordinating tile flooring.

**Kitchen** - 28' 9" x 10' 9" (8.78m x 3.3m) Extremes to extremes.  
Double glaze window with aspect over the rear garden



area and double glazed French doors with matching side screen windows, providing views and access to the rear patio and gardens beyond.

Range of high gloss base, drawer and wall mounted units with chrome effect handle detail.

Integrated dishwasher.

Integrated fridge/freezer.

A laminate worksurface housing a 1 & 1/2 bowl single drainer sink unit with a swan neck mixer tap over and a tiled splash back surround.

There's also a further matching worksurface housing a hob, built-in stainless steel funnel hood extractor fan over and a stainless steel splash back surround. Space for a good size dining table with low-level lighting.

Radiator.

Coordinating ceramic tiled flooring.

**Utility Room** - Wall mounted and base high-gloss units.

Plumbing for automatic washing machine.

Space for tumble dryer.

Double glazed rear entrance door.

Coordinating ceramic tiled flooring.

Radiator.



## First Floor

**Bedroom One & En-suite** - 12' 7" x 11' 8" (3.86m x 3.56m)

Extremes to extremes.

Double glazed multi-paned windows with aspect over the front garden area.

Radiator.

Ensuite..

3-piece suite comprising of a walk-in shower enclosure, wall mounted wash hand basin and low flush W.C. all with a tiled splash back surround. Recessed down lighting.

Extractor fan.

Radiator.

Coordinating ceramic tiled flooring.



**Bedroom Two** - 12' 11" x 11' 1" (3.95m x 3.39m) Extremes to extremes.

Double glaze multi-paned window with aspect over the front garden area.

Built-in storage cupboard.

Radiator.

**Bedroom Three** - 14' 8" x 11' 5" (4.48m x 3.48m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.



Radiator.

**Bedroom Four - 12' 8" x 9' 6" (3.88m x 2.91m) Extremes to extremes.**

Double glazed window with aspect over the rear garden area.

Radiator.

**Bathroom - 4 piece suite comprising of a separate shower enclosure, panel bath, wall mounted wash hand basin and built-in low flush W.C.**

Chrome fittings to the sanitary ware.

Contrasting tiled surround.

Double glazed opaque window.

Extractor fan.

Wall mounted upright towel rail/radiator.

Coordinating high gloss ceramic flooring.

**Exterior**

**Rear Garden - Outside to the rear is a paved patio/seating area.**

The garden is also mainly laid to lawn for ease of maintenance and enclosed with a high-level timber perimeter and boundary fence.

There is a double garage with automated entry up an over doors.

The garage has power, light and a service door from the main garden area.

External water supply.

External lighting.

**Front Garden - The front garden area is also laid to lawn and enclosed via mid-level evergreen hedge screening.**

Block paved double drive for multi-vehicle off-road parking.

Council tax band: F

Rental Deposit: £1730

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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 to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



