



**2 Murray Crescent**  
**Cottingham, East Yorkshire HU16 5ED**  
**Asking price £250,000**

**WP** WOOLLEY  
& PARKS

## 2 Murray Crescent, Cottingham, East Yorkshire HU16 5ED

\*\*\*A VERSATILE DETACHED FAMILY HOME IN A PRIME VILLAGE LOCATION\*\*\*  
\*\*360° VIRTUAL TOUR AVAILABLE 24/7\*\*

Offered to the market with NO ONWARD CHAIN, this attractive detached home occupies a wonderfully private, low maintenance corner plot with garage and driveway parking, in a sought after position within easy reach of the wide range of amenities that are available in the popular village of Cottingham. The property offers a well presented arrangement of accommodation with great versatility, briefly comprising of Entrance Hall, spacious Lounge, Dining Room/Snug, Kitchen, Bedroom and Shower Room to the ground floor, with two further Bedrooms and a Bathroom to the first floor. A remarkable home that is certainly worthy of closer inspection - Viewing is essential to fully appreciate all that it offers.

### Entrance Hall

A uPVC entrance door, with central double glazed panel detail, opens to a welcoming hallway with oak effect laminate flooring, two radiators and built-in storage cupboards.

### Kitchen 10'5" x 10'1" (3.18m x 3.07m)

Comprehensively fitted with a modern range of base, wall and drawer units in a high-gloss laminate finish, with granite effect rolled edge work surfaces and up-stands, and a stainless steel sink unit. Integrated appliances include an electric oven and an electric hob with stainless steel splash back and extractor cowl above. There are also recesses to accommodate free-standing appliances. With oak effect laminate flooring, radiator and a double glazed window.

### Dining Room/Snug 11'10" x 9'8" (3.61m x 2.95m)

With radiator, double glazed window, stairs rising to the first floor and double doors opening to the Lounge.

### Lounge 17'8" x 16'0" (5.38m x 4.88m)

An impressive main reception room with ceiling coving and rose, two radiators, double glazed window and double glazed double doors opening to a decked garden terrace. A living flame gas fire set upon a granite composite hearth and back creates an appealing focal point.

### Bedroom 13'10" x 9'9" (4.22m x 2.97m)

A double bedroom with ceiling coving, radiator, TV point and a double glazed window.

### Shower Room 9'5" max x 5'9" (2.87m max x 1.75m)

A fully tiled shower room features a white suite comprising shower enclosure, pedestal wash basin and a WC. Chrome towel radiator, extractor fan and a double glazed window.

### First Floor Landing

With a double glazed window at the top of the stairs.

### Bedroom 10'11" x 10'11" (3.33m x 3.33m)

A double bedroom with radiator, double glazed dormer window, built-in wardrobes and a cupboard housing the gas central heating boiler.

### Bathroom 11'0" x 8'7" max (3.35m x 2.62m max)

A white suite comprises panelled bath with mixer shower attachment, pedestal wash basin and a WC, with splash back tiling, towel radiator, double glazed dormer window and built-in eaves storage. The bathroom provides walk-through access to the principal Bedroom.

### Bedroom 14'0" x 9'7" (4.27m x 2.92m)

A sizeable double room with radiator, TV point, two Velux roof lights, fitted wardrobes and access to eaves storage spaces.

### External

The property enjoys a private setting behind a hedged boundary with a hand gate providing pathway access to the front door. A block paved driveway provides off street vehicle parking and access to the single garage.

### Garage 16'6" x 8'0" (5.03m x 2.44m)

With up and over door from the driveway, personnel door and window to the side elevation giving access to the garden, electric lighting and power sockets.

### Gardens

There are two sections of garden, requiring minimal maintenance. To the right of the entrance gate, a lawned garden extends across the frontage and around to the side, with established planted borders. To the left of the entrance gate is an enclosed decked garden terrace with retained planters and a covered storage area adjoining the garage.

### Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

### Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

### New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

### Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Draft Details:

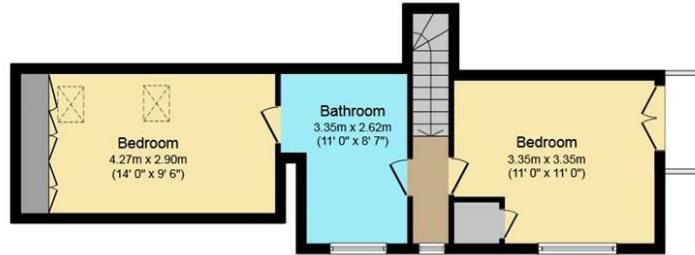
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





### Ground Floor

Floor area 73.0 sq. m. (786 sq. ft.) approx



### First Floor

Floor area 44.0 sq. m. (474 sq. ft.) approx



Total floor area 117.0 sq. m. (1,259 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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	65	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

