



## 1 Spetch Cottages, Hull, HU11 4TB

**£189,950**

Our House are delighted to market this charming, key ready cottage offering an abundance of character and comfort.

A stunning, semi-detached extended property offering many traditional features whilst keeping up with modern day decor. Plenty of recently landscaped outdoor space rarely seen with this style of property whilst a separate gravelled area offers ample parking.

Comprising:- Entrance porch/Utility, Breakfast Kitchen, Dining Room, Lounge, Ground floor bathroom. First floor:- Landing with loft access, Master Bedroom and split level Bedroom Two. Fully boarded and carpeted loft area with lighting and electrical points.

Located within minutes of country walks and major coastal routes.

EPC - Awaited  
Tenure - Freehold  
Council Tax - A

### Front of Property

Access to the parking area and main entrance via a new wooden field gate, an aesthetically pleasing look with traditional window shutters giving a true cottage feel.

### Utility/Entrance Porch

3'3" x 7'5" (1 x 2.28)

Open to the kitchen with the window to side aspect. Space and plumb for washing machine with a small storage cupboard in the corner, slate tiled floor and radiator.

### Breakfast Kitchen

12'2" x 7'9" (3.73 x 2.38)

Country style kitchen with rear window overlooking the garden. Wooden wall and base units, solid wood sideboards, partly tiled walls, ceramic sink and radiator. Free standing, range master oven and hob also included with extractor fan above. Slate tiled flooring.

### Dining Room

9'1" x 7'9" (2.79 x 2.38)

Stunning brick feature wall with french door to the rear and to the lounge area. Laminate flooring and statement light fitting included.

### Inner Hall

3'11" x 5'10" (1.20 x 1.79)

Slate tiled floor with good sized storage cupboards.

### Lounge

11'7" x 18'3" (3.55 x 5.57)

Traditional wooden beams and a feature fireplace with wood burner and slate tiled hearth give this room a cosy feel whilst still having plenty of space. Wooden staircase leads to the first floor landing, laminate flooring and radiator.

### Ground Floor Bathroom

5'4" x 7'10" (1.65 x 2.41)

Window to the side aspect, Fully tiled walls and slate tiled floor. panelled bath with shower over, pedestal wash hand basin and W.C. Heated towel rail.

### First Floor Landing/Loft Access

Access to the fully functioning loft area with built in, drop down loft ladder. The loft is fully boarded and carpeted with light fitting and electrical sockets. There is also pipe work for a potential heating supply.

### Master Bedroom

11'8" x 11'8" (not including wardrobes) (3.57 x 3.57 (not including wardrobes))

Front aspect window with feature brick wall. Carpeted with radiator. Wardrobes also included as part of the fixtures.

### Bedroom Two

8'5" x 6'1" & 12'1" x 11'8" (2.59 x 1.86 & 3.7 x 3.57)

Split level room with a versatile area on the lower level. Rear and side aspect windows, two radiators and carpeted.

### Rear Garden

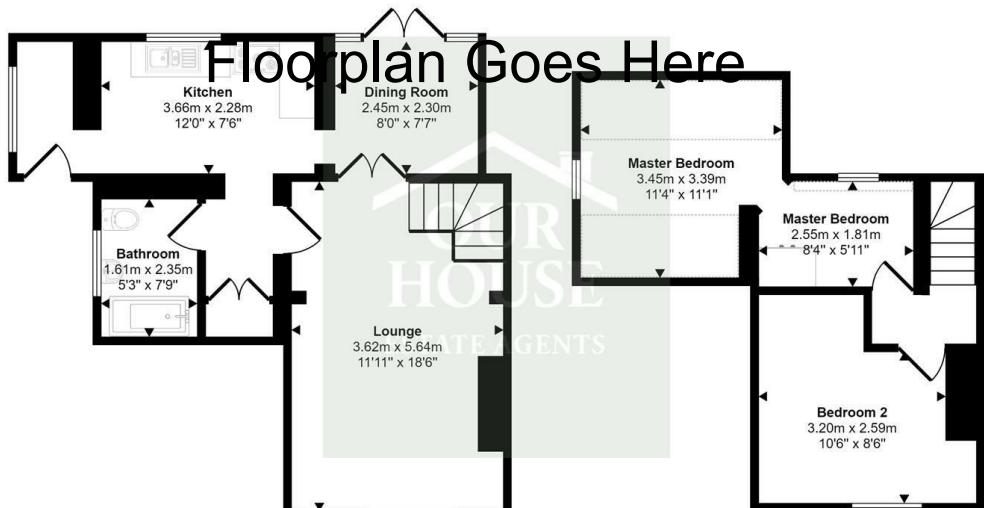
Recently landscaped with a lawned area featuring raised beds and a raised pergola fitted with artificial grass. Shed and paved area with newly laid Indian stone pavers. Separate paved area with feature brick built BBQ, perfect for alfresco dining.

### Parking Area

Good sized gravelled area to the side of the property for ample parking with a large gate for access. Potential for a garage build subject to local planning permissions.



Approx Gross Internal Area  
79 sq m / 851 sq ft

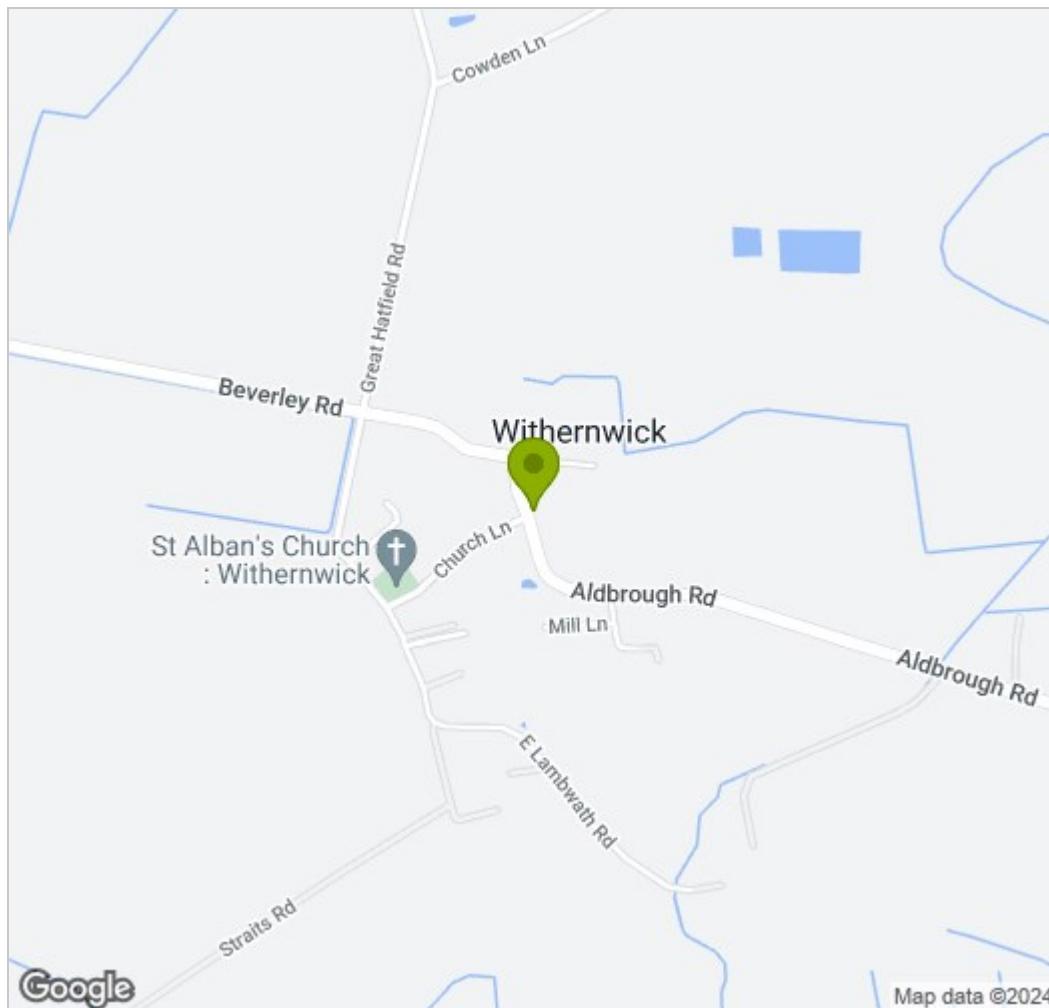


Ground Floor  
Approx 48 sq m / 516 sq ft

First Floor  
Approx 31 sq m / 335 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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