



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 seperate 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 over looking 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.

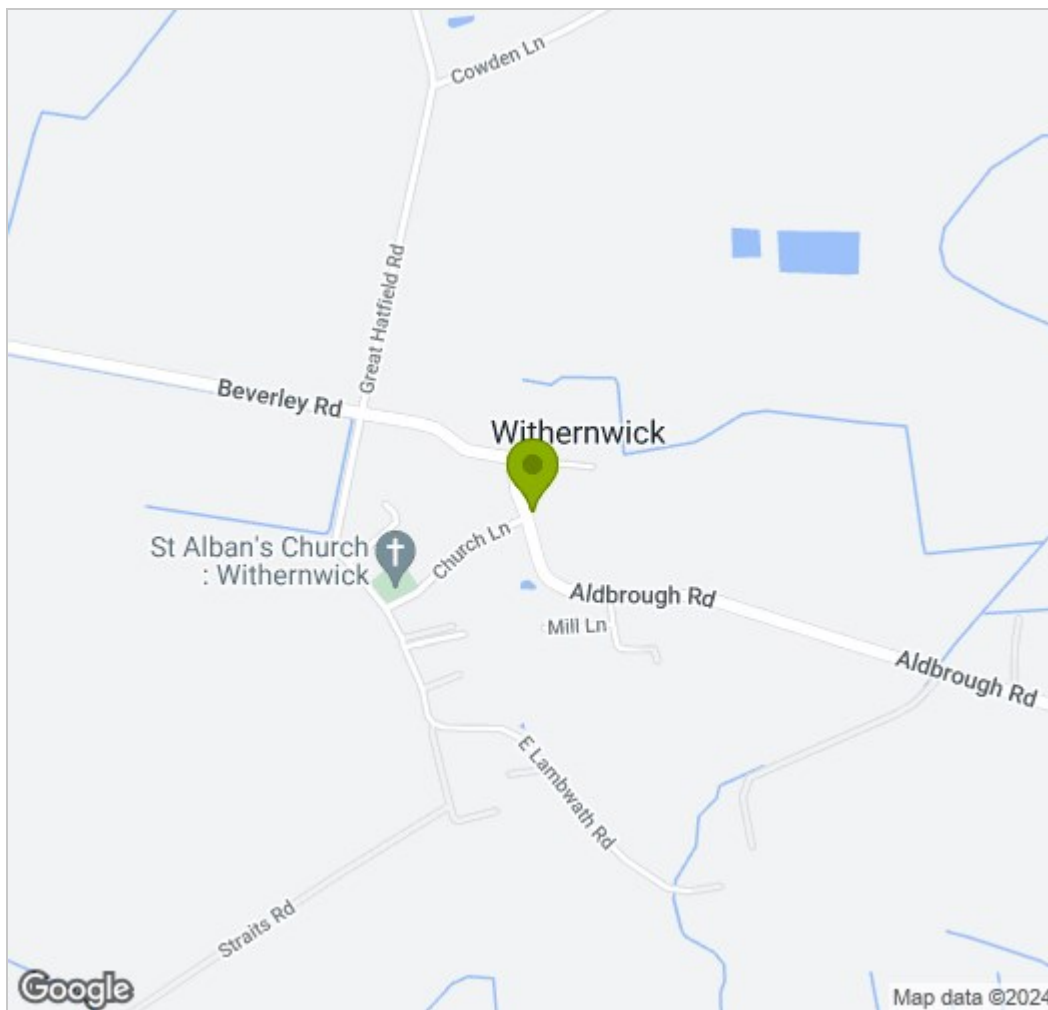
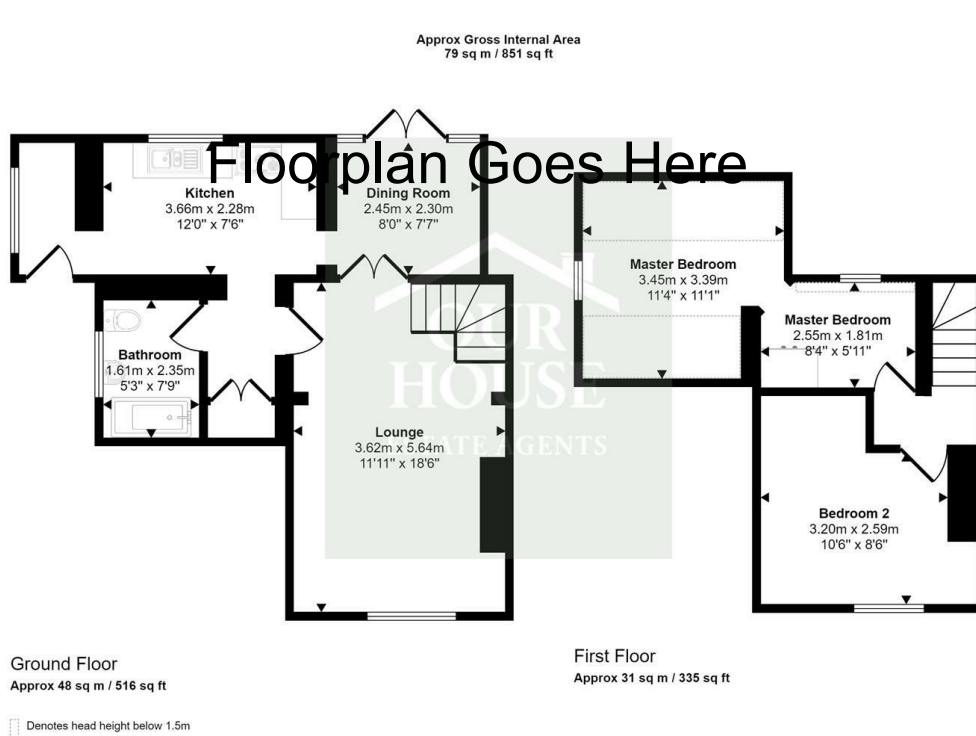
Rear Garden

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. Seperate 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(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

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