



## 37 St. Margarets Avenue, Cottingham, HU16 5NQ

**£180,000**

NO FURTHER CHAIN!

This immaculate two bedroom semi-detached property has been much enhanced by the current owner and, as such, is ideal for the first time buyer seeking to reside within the Cottingham village to take advantage of the abundance of local amenities and leisure facilities whilst also maintaining close proximity to highly accessible transport links that provide trade routes to the Hull City centre and surrounding villages.

The main features include: entrance hall, spacious through lounge / dining room and contemporary fitted breakfast kitchen to the ground floor, the first floor sports a landing space leading to two double bedrooms and a bathroom suite furnished with a three-piece suite.

Externally to the front of the property there is a generous sized garden with additional off street parking and a shared block paved driveway leading to the garage. At the rear of the property there is a paved patio and lawned garden with fencing to the surround and a further patio at the bottom of the garden.

An internal inspection is advised to truly appreciate the accommodation on offer.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed entrance door, gas central heating radiator, coved ceiling and staircase to the landing off.

Through Lounge / Dining Room 26'7" x 13'4" maximum (8.11m x 4.07m maximum )



Upvc double glazed bay window to the front elevation with further windows to the side and rear aspects, two gas central heating radiators, feature fireplace with a log burner, under stairs storage cupboard, coved ceiling and laminate flooring.

Breakfast Kitchen 12'0" x 9'4" maximum (3.68m x 2.85m maximum )



Upvc double glazed window and rear entrance door, gas central heating radiator, fitted with a range of base wall and drawer unit with fitted worktops and up stands, stainless steel single drainer sink unit and a mixer tap, integrated appliances including a split level oven and hob with a cooker hood over, microwave oven, fridge freezer, washing machine and dish washer, wall mounted gas central heating boiler.

First Floor

Landing

Leading to:

Bedroom One 13'4" x 12'4" maximum (4.08m x 3.76m maximum )



Large Upvc double glazed window to the rear elevation, gas central heating radiator, coved ceiling and fitted wardrobes.

Bedroom Two 11'1" x 10'2" maximum (3.40m x 3.11m maximum )



Large Upvc double glazed window to the front elevation, gas central heating radiator, coved ceiling and fitted wardrobes with sliding doors.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over, pedestal wash basin and a low flush WC, coved ceiling.

## External



To the front of the property there is a generous sized garden with additional off street parking and a shared block paved driveway leading to the garage. At the rear of the property there is a paved patio and lawned garden with fencing to the surround and a further patio at the bottom of the garden.

## Garage

Single garage with an up and over door and side window.

## Tenure

The property is held under Freehold tenureship.

## Council Tax Band

Council Tax band - B

Local Authority - East Riding Of Yorkshire

## EPC Rating

EPC rating - E

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 19 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

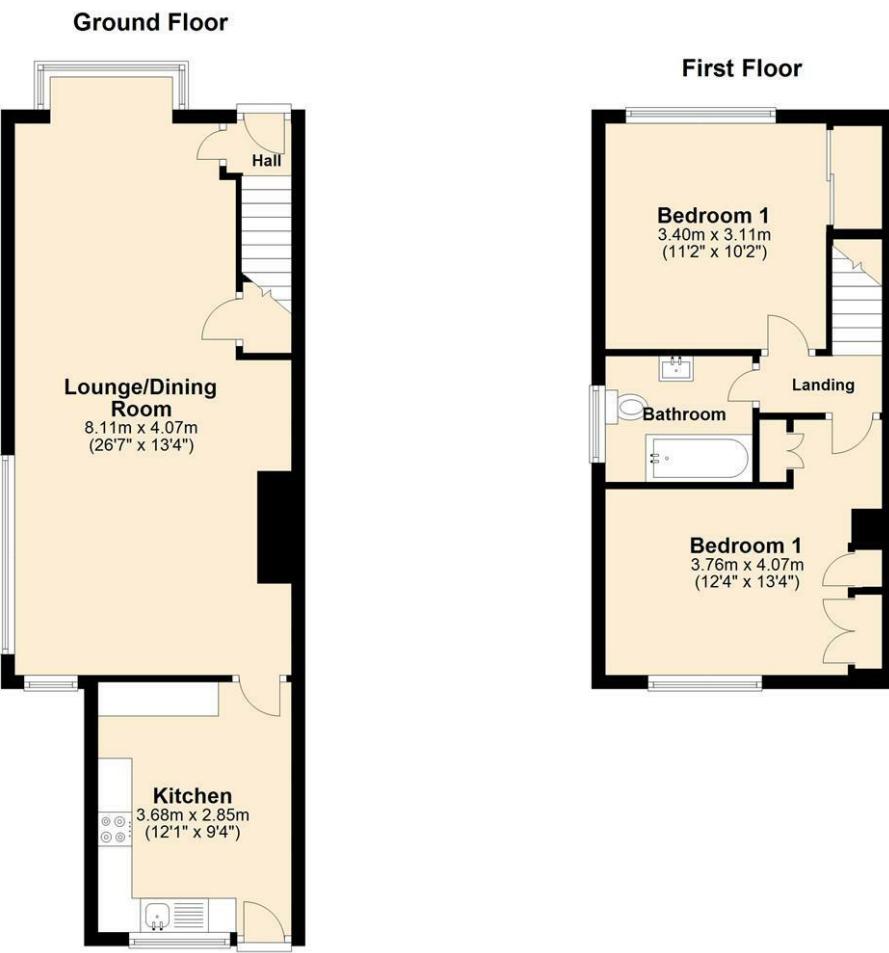
## Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

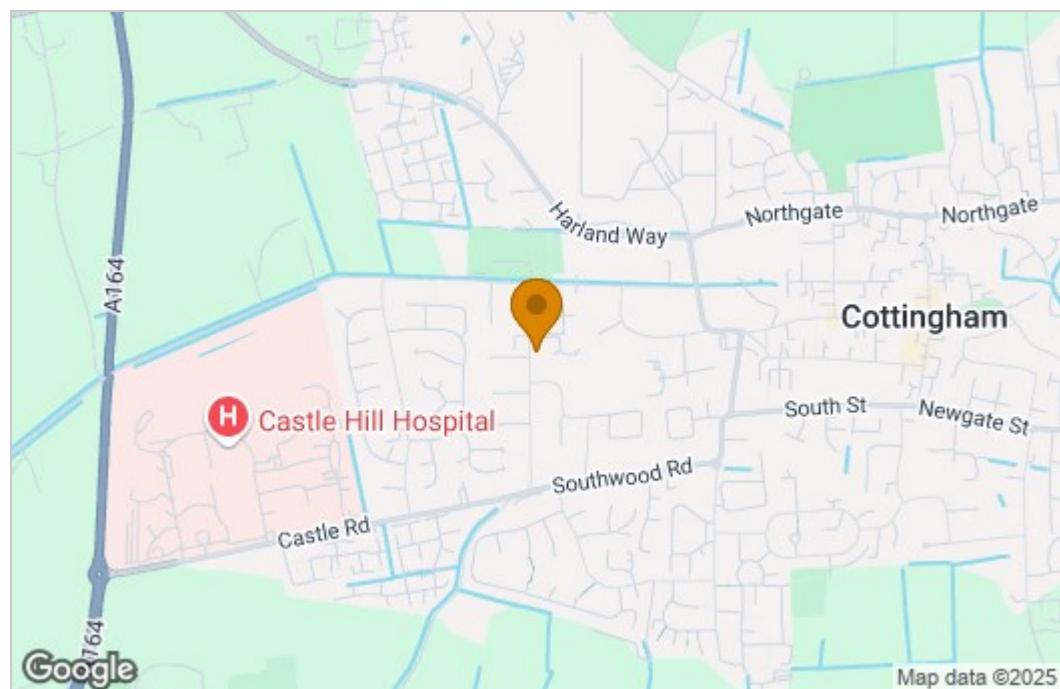
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## Floor Plan

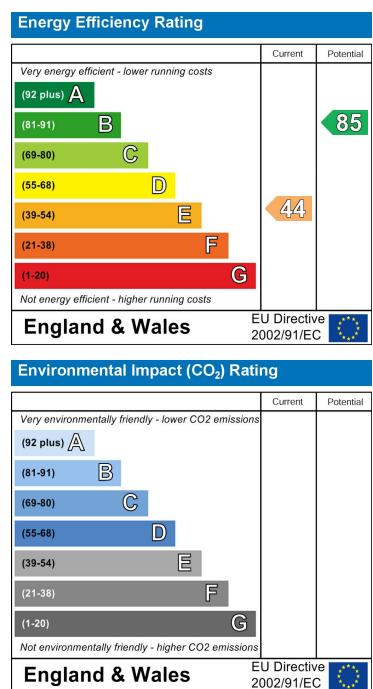


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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.