Whitakers
Estate Agents









271 Cottingham Road, Hull, HU5 4AT

£290,000

Whitakers Estate Agents are pleased to introduce this substantial four-bedroom semi-detached family home, ideally positioned along the ever-popular Cottingham Road. Offering generously proportioned accommodation throughout, the property benefits from three reception rooms, ample off-street parking and a sizeable rear garden, making it particularly well suited to the growing family.

Upon entry, the resident is greeted by a welcoming hallway which provides access throughout the ground floor. The accommodation comprises a spacious bay-fronted lounge, separate sitting room with French doors opening onto the rear garden, dining room and a fitted kitchen with a range of integrated appliances. A convenient ground-floor cloakroom completes the arrangement.
To the first floor, a central landing provides access to four bedrooms, three of which are particularly generous in size, with bedrooms one, two and three each benefiting from built-in storage. The accommodation is completed by a family bathroom and separate cloakroom.

Externally to the front approach, the property is set back from the road with a gravelled garden framed by established boundary hedging, while a paved side driveway provides off-street parking for multiple vehicles. French doors from the sitting room open onto a generously sized enclosed rear garden, mainly laid to lawn with well-stocked borders and complemented by patio seating areas, providing an excellent setting for families and outdoor entertaining.

Ideally positioned for access to a wide range of local amenities, schools and transport connections, this spacious family home offers an excellent opportunity for those seeking generous living accommodation within a convenient and established residential location.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled garden framed by boundary hedging, while a paved side drive accommodates off-street parking for multiple vehicles.

Ground floor

Porch
UPVC double glazed door and windows, and tiled flooring. Wooden glazed door opening to :

Hallway
Central heating radiator, under stairs storage cupboard, and carpeted flooring. Leading to :

Lounge 16'3" x 13'9" (4.96 x 4.20)



UPVC double glazed bay window, central heating radiator, feature fireplace, and carpeted flooring.

Sitting room 13'11" x 12'5" (4.25 x 3.80)





UPVC double glazed French doors with side windows, central heating radiator, feature fireplace, and carpeted flooring.

Dining room 10'7" x 8'0" (3.25 x 2.46)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Kitchen 12'7" x 11'3" maximum (3.84 x 3.44 maximum)





Rear exit door, three UPVC double glazed windows, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine and a dryer, integrated oven / grill, and hob with extractor hood above.

Cloakroom
UPVC double glazed window, and fully tiled with laminate flooring. Furnished with a low flush W.C.

First floor

Landing
With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 16'11" x 12'2" (5.17 x 3.71)



UPVC double glazed bay window, central heating radiator, built-in wardrobe, and laminate flooring.

Bedroom two 13'11" x 11'11" (4.25 x 3.64)



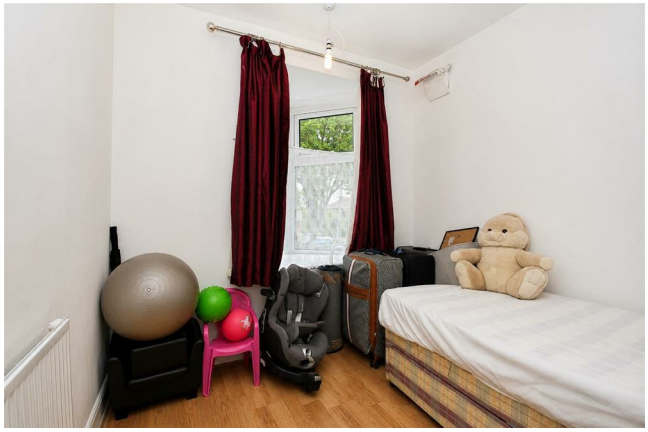
UPVC double glazed window, central heating radiator, built-in wardrobe, and carpeted flooring.

Bedroom three 12'3" x 11'4" (3.75 x 3.47)



UPVC double glazed window, central heating radiator, built-in wardrobe, and laminate flooring.

Bedroom four 8'11" x 8'4" (2.72 x 2.55)



UPVC double glazed pique window, central heating radiator, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with two-piece suite comprising panelled bath with mixer tap and shower, and pedestal sink with dual taps.

Cloakroom

UPVC double glazed window, and partly tiled with laminate flooring. Furnished with a low flush W.C.

Rear external





French doors from the sitting room open onto a generously sized enclosed rear garden, which is mainly laid to lawn with well-stocked borders and complemented by patio seating areas.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number -

00060046027102
Council Tax band - D

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration
We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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.

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

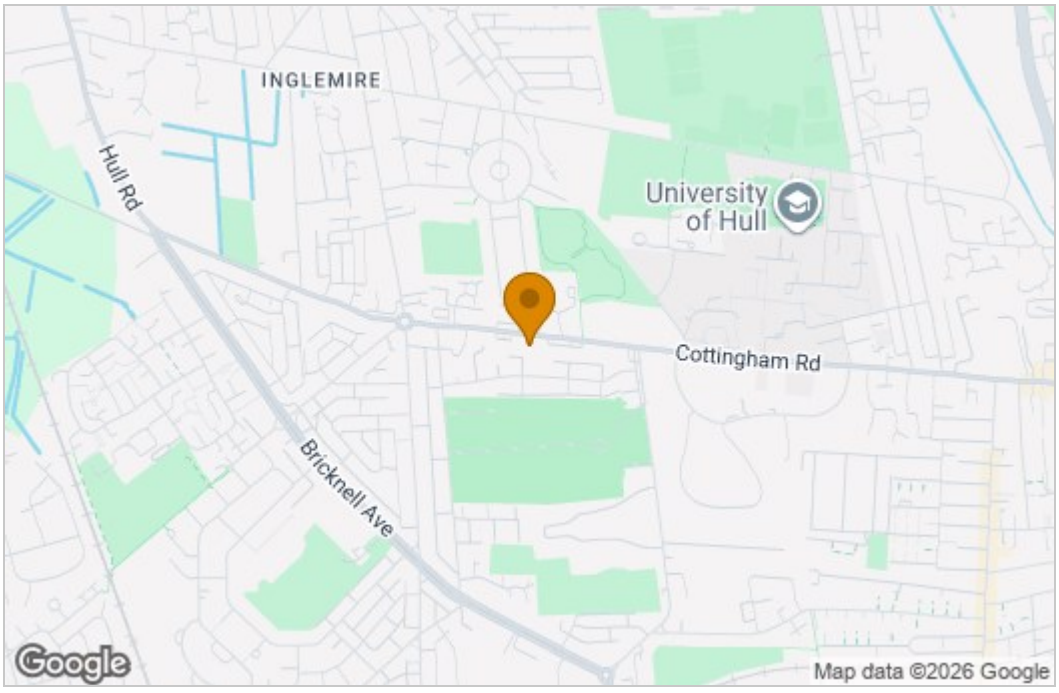
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

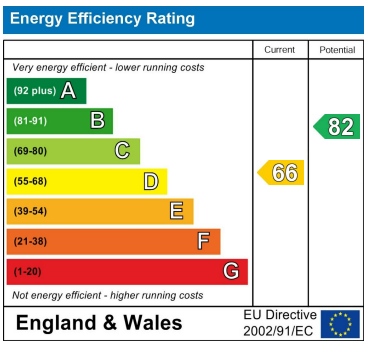


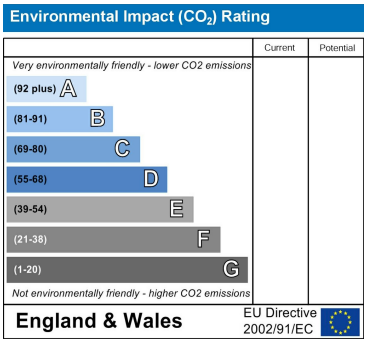
Total area: approx. 143.0 sq. metres (1538.9 sq. feet)

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.

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