

Whitakers

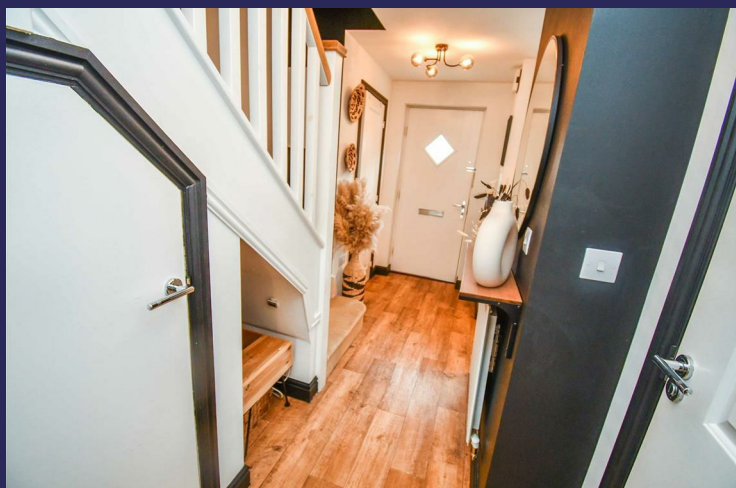
Estate Agents



21 Holtby Avenue

, Cottingham, HU16 4BT

Asking Price £190,000



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The Accommodation Comprises

Ground Floor

Entrance Hall

An external entrance door leads into the Entrance Hall. Where a flight of stairs leads to the first floor accommodation, beneath which there is a built-in understairs storage cupboard providing housing and plumbing for an automatic washer / dryer. There is a vinyl finish to the floor and a fitted storage cupboard which houses the consumer unit. The Entrance Hall opens directly into the Kitchen.

Kitchen

8'11 x 8'8 (2.72m x 2.64m)

Being fitted with a range of units, some of which are in a cream high gloss finish and others in a wood-grain effect high gloss finish all having steel fittings comprising: wall units, drawers and base units with a complementary fitted worksurface over incorporating a stainless steel one and a half bowl sink and single drainer unit with mixer tap. There is an integrated eye-level oven and microwave together with a four ring gas hob with stainless steel extractor canopy above. Also having an integrated fridge freezer. To the floor there is a vinyl finish. Upvc double glazed window to the front elevation.

Cloakroom

6'1 x 3'7 (1.85m x 1.09m)

Being fitted with a two piece suite comprising: wash hand basin and low level w.c. suite. To the floor there is a vinyl finish.

Lounge/Diner

14'11 x 12'10 (4.55m x 3.91m)

This light and airy living space has sliding patio doors to the rear elevation affording much natural light to flood into the room. To the floor there is a vinyl finish.

First Floor

Landing

There is a loft hatch access to the ceiling and a built-in storage cupboard housing the boiler.

Bedroom 1

11'8 x 8'11 (3.56m x 2.72m)

Having a Upvc double glazed window to the front elevation. A door leads from the Bedroom into the En-Suite Shower Room.

En-Suite Shower Room

4'11 x 4'7 (1.50m x 1.40m)

Being fitted with a three piece suite comprising: curve shower enclosure with shower and sliding glazed screens, a wall mounted wash basin with mixer tap and a low level w.c. suite with push flush. The walls are tiled to the wet areas, there is a heated chrome ladder style radiator and a Upvc double glazed window to the front elevation.

Bedroom 2

10'10 x 8'8 (3.30m x 2.64m)

Being fitted with a good range of bedroom furniture comprising: wardrobes and overhead storage cupboards incorporating a recess for a double bed. There is a vinyl finish to the floor and a Upvc double glazed window to the rear elevation.

Bedroom 3

8'7 x 6'3 (2.62m x 1.91m)

Having fitted wardrobes, a Upvc double glazed window to the rear elevation and a vinyl finish to the floor.

Bathroom

6'10 x 6'8 (2.08m x 2.03m)

Being fitted with a modern three piece suite in white comprising: panelled bath with shower and fitted

glazed side screen, a wall mounted wash basin with mixer tap and a low level w.c. suite with push flush. The walls are tiled to the wet areas and there is a vinyl finish to the floor. Having a heated chrome ladder style radiator.

External

To the front of the property there is provision for parking for two vehicles. A passageway between this and the neighbouring property leads to the enclosed rear garden, itself having two paved patio seating areas and an area laid to artificial lawn. The garden is bounded by timber fencing. There is a timber built garden store shed and a bin tidy.

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

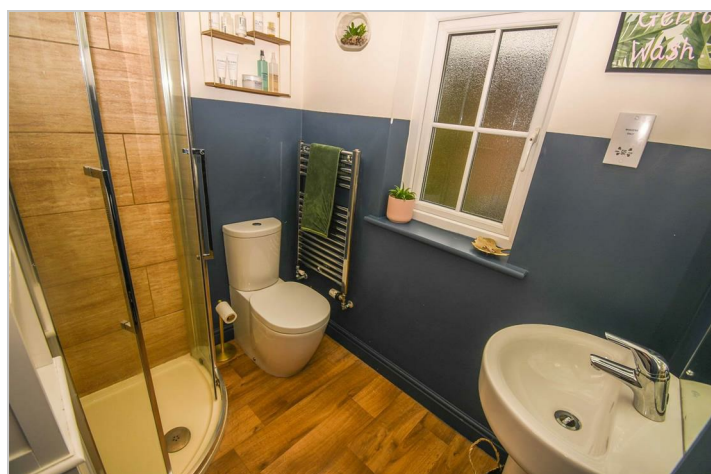
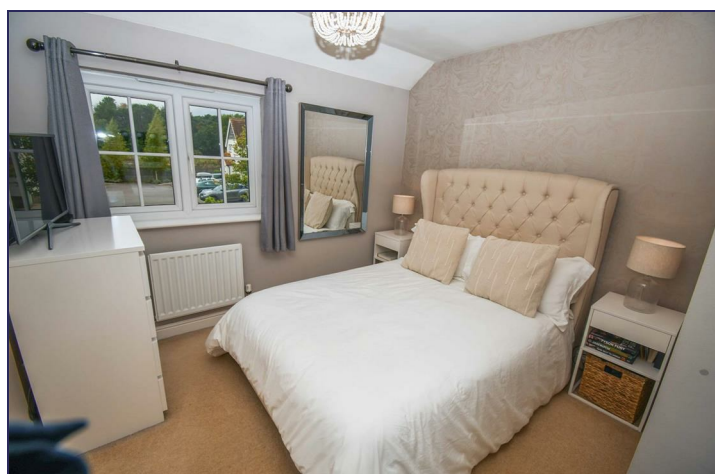
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

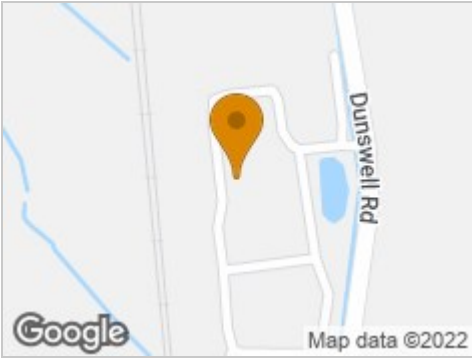
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



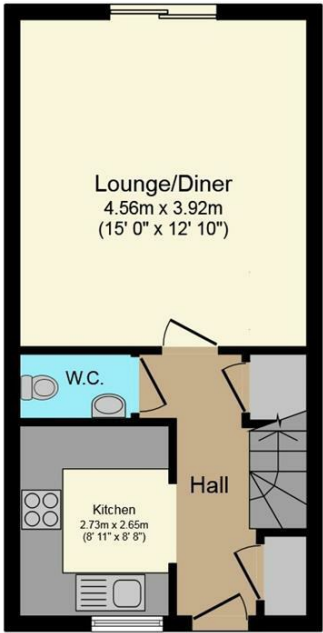
Hybrid Map



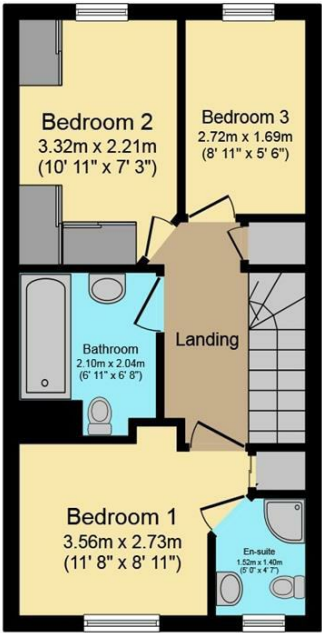
Terrain Map



Floor Plan



Ground Floor
Floor area 33.2 sq.m. (358 sq.ft.) approx



First Floor
Floor area 33.2 sq.m. (358 sq.ft.) approx

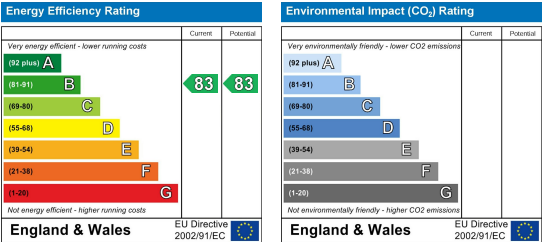
Total floor area 66.4 sq.m. (715 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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