

Whitakers

Estate Agents



28A Hull Road

, Cottingham, HU16 4PX

£625,000



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The Accommodation Comprises

Ground Floor

Entrance Hall

11'9" x 10'9" Max (3.58 x 3.28 Max)

Upvc double glazed entrance door, central heating radiator, staircase to landing off and a storage cupboard.

Cloakroom / W.C.

Upvc double glazed window, towel rail central heating radiator, fully tiled and fitted with a low flush WC, wash basin, coved ceiling.

Lounge

20'2" x 12'6" (6.15 x 3.80)

Upvc double glazed windows to both the front and rear aspects, central heating radiator, feature fireplace with a marbled back and hearth and a living flame gas fire, coved ceiling. Access to the hallway and sun lounge.

Dining Room

10'3" x 10'2" (3.13 x 3.09)

Upvc double glazed windows and doors, central heating radiator, separate door leading to the lounge.

Sitting Room

16'0" x 12'6" Max (4.88 x 3.80 Max)

Double doors leading to the conservatory, central heating radiator, Log burner, coved ceiling and open plan to:

Kitchen

12'6" x 11'2" (3.80 x 3.40)

Combined with the dining room this area is well over 8 metres in length and is equipped with a range of base wall and drawer units, fitted work surfaces and tiled splash backs, colour coded single drainer sink unit with a mixer tap, split level double oven and inset gas hob with a cooker hood over, integrated fridge freezer, coved ceiling and tiled flooring.

Conservatory

13'1" x 11'2" Max (4.00 x 3.40 Max)

Upvc double glazed windows and double doors leading to the terrace, twin rads, double doors lead to the dining room.

Side Entrance Porch

Leads from the kitchen with a lockable door and has Upvc double glazed window and entrance door. This entrance can be used to access the Annex which is perfect for a relative to live independently and has a large storage cupboard housing the gas central heating boiler, coved ceiling and access to the roof void.

Annex Bedroom Five

16'1" x 8'4" Max (4.89 x 2.54 Max)

Upvc double glazed doors leading to the terrace, central heating radiator, coved ceiling.

Annex En Suite

Central heating radiator, low flush WC, wash basin and shower cubicle.

Annex Lounge

13'0" x 10'4" (3.95 x 3.14)

Double glazed patio doors, central heating radiator, downlighters and access to the roof void.

Annex Kitchen

10'7" x 8'5" (3.22 x 2.56)

Upvc double glazed window, central heating radiator, a range of base wall and drawer units, fitted work surfaces, single drainer sink unit, plumbed for an automatic washing machine, split level oven and hob with a cooker hood over.

First Floor Accommodation

Landing

Three feature windows, coved ceiling and access to the roof void.

Principle Bedroom

13'5" x 12'7" (4.10 x 3.83)

Upvc double glazed window to the rear aspect and central heating radiator.

En-Suite Bathroom To Principle Bedroom

12'6" x 6'4" (3.80 x 1.93)

Upvc double glazed window, central heating radiator, panelled bath, shower cubicle, wash stand basin and a low flush WC, partially tiled walls and coved ceiling.

Tel: 01482 657657

Bedroom Two

12'8" x 10'9" (3.86 x 3.28)

Twin Upvc double glazed windows, central heating radiator and coved ceiling.

Bedroom Three

12'7" x 9'8" Max (3.83 x 2.95 Max)

Upvc double glazed window, central heating radiator, airing cupboard housing the hot water cylinder.

Bedroom Four

9'1" x 5'11" (2.77 x 1.80)

Upvc double glazed window, central heating radiator.

House Bathroom

10'8" x 6'5" (3.26 x 1.96)

Upvc double glazed windows, central heating radiator, fitted with a three piece suite comprising panelled bath with a mixer shower, vanity wash basin, shower cubicle and a low flush WC partially tiled walls and coved ceiling.

Grounds

The property stands in just under one acre of grounds including a huge back garden which faces to the west and adjacent to the property a large terrace. The grounds contain a large number of specimen trees.

Parking And Garaging

The property is approached by a gravelled drive which sweeps in front of the property and provides parking for a number of vehicles. The driveway extends to the side of the property and beyond leads to a double garage.

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.

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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.



Road Map



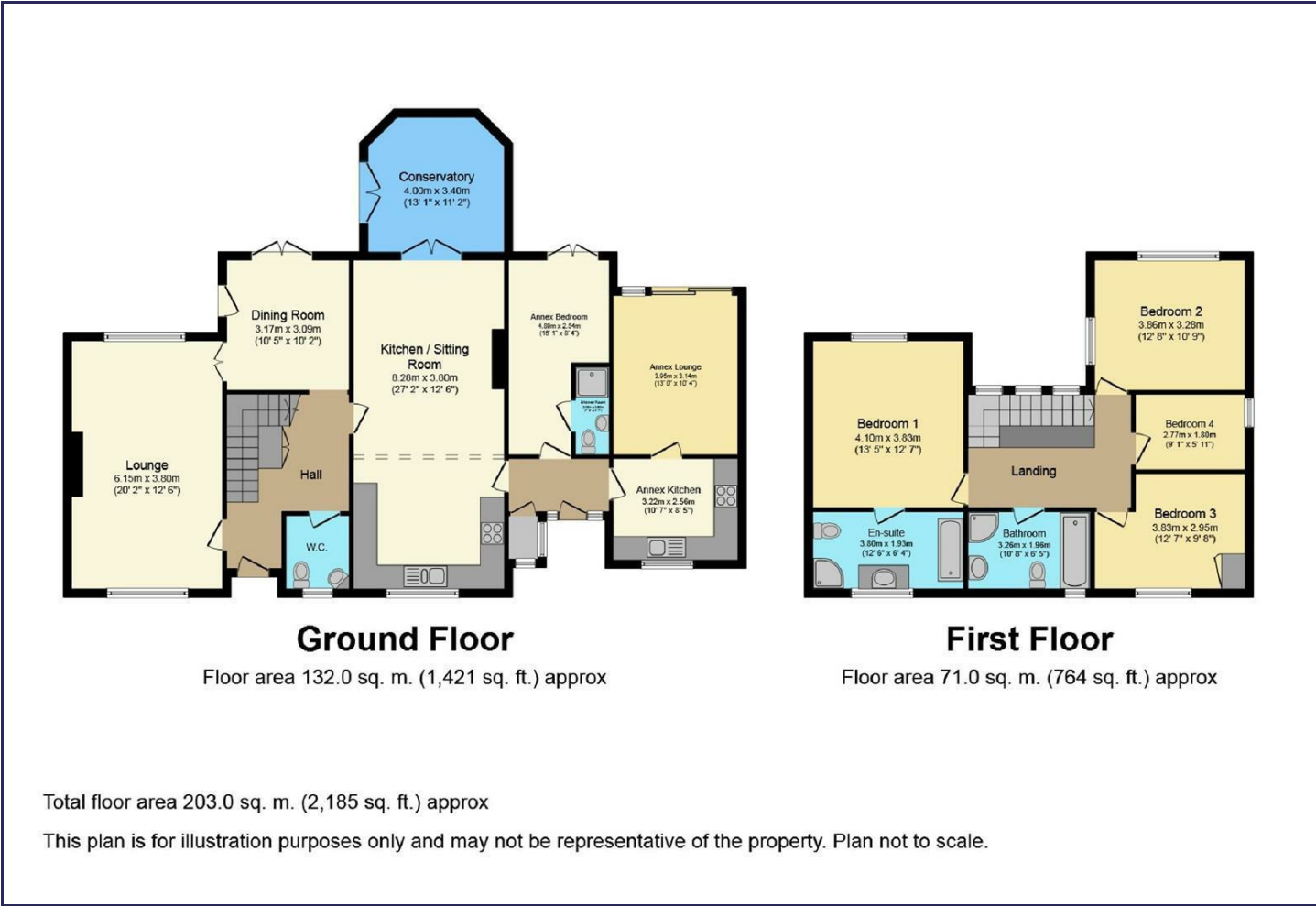
Hybrid Map



Terrain Map



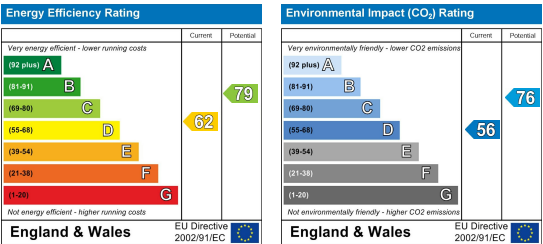
Floor Plan



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



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.