

# Whitakers

Estate Agents



## 34 George Street, Cottingham, HU16 5QP

**£169,950**

Whitakers Estate Agents are pleased to introduce this charming time-honoured cottage which is offered to the market in a condition that a new owner can move straight into and enjoy.

The internal layout of the ground floor has been enhanced to enjoy a modern open plan living style whilst maintaining a traditional feel, and briefly comprises : spacious lounge, dining area with French doors to the conservatory and fitted kitchen.

A fixed staircase ascends to the first floor which boasts a master bedroom with built in storage, a fitted second bedroom and a bathroom suite furnished with a four-piece suite.

Externally the property enjoys strategic positioning to embrace close proximity to central Cottingham an abundance of local amenities without compromising on the tranquillity of its peaceful surroundings. A shared side access leads to the rear courtyard : low maintenance in design being block paved with well stocked borders and fencing to the surround.

An internal inspection is recommended to truly appreciate the accommodation on offer; for further information or to arrange a viewing, please contact our Wilson Street office on 01482 657657 or email [anlaby@whitakers.co.uk](mailto:anlaby@whitakers.co.uk).



The accommodation comprises

Front external



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Ground floor

Lounge 11'3" x 15'3" (3.43 x 4.67 )



UPVC double glazed window, central heating radiator, tiled inset for fire and exposed brick surround and wooden flooring.

Dining area 9'1" x 8'0" (2.77 x 2.45 )



UPVC French doors to the conservatory, central heating radiator and wooden flooring,

Kitchen 8'8" x 6'10" (2.65 x 2.10 )



UPVC double glazed window, wooden flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbing for an automatic washing machine.

Conservatory 7'7" x 12'8" (2.32 x 3.87 )



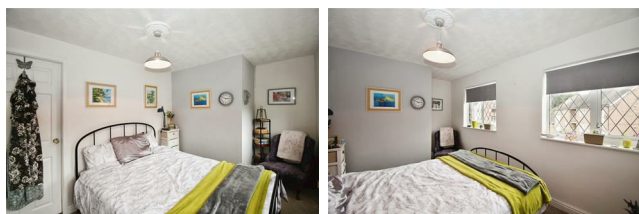
UPVC double glazed throughout with French doors opening to the rear garden, central heating radiator and wooden flooring.

First floor

Landing

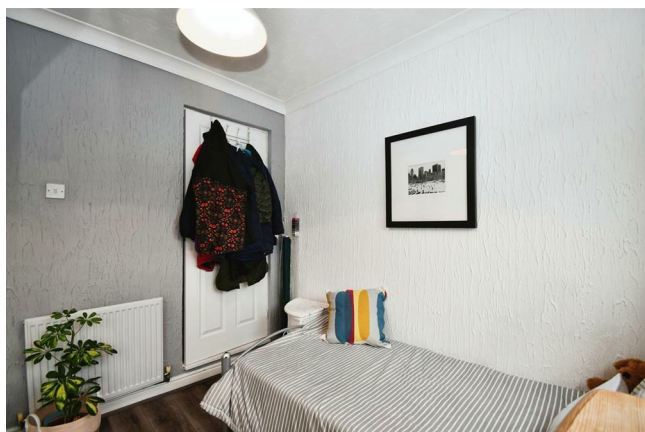
With access to the loft hatch, built in storage cupboard and carpeted flooring. Leading to:

### Bedroom one 8'4" x 15'4" (2.56 x 4.68 )



Two UPVC double glazed windows, central heating radiator, built in storage cupboard and carpeted flooring.

### Bedroom two 9'1" x 8'8" (2.77 x 2.66 )



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

### Bathroom



Two UPVC double glazed windows, central heating radiator, partly tiled to splashback areas with cushion effect laminate flooring and furnished with a four piece suite comprising panelled bath with dual taps, walk-in enclosure with mixer shower, pedestal sink with dual taps and low flush W.C.

### Rear external



The rear garden is low maintenance in design being block paved with well stocked borders and fencing to the surround.

### Key features

Ample built in storage  
Sought after location within the Cottingham village  
Courtyard and conservatory extension to the rear

### Tenure

The property is held under Freehold tenureship.

### Council Tax band

Local Authority - East Riding Of Yorkshire  
Local authority reference number - COH156034000  
Council Tax band - B

### EPC rating

EPC rating - TBC

### Material Information

Construction - Standard  
Conservation Area - Cottingham  
Flood Risk - High  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 16 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

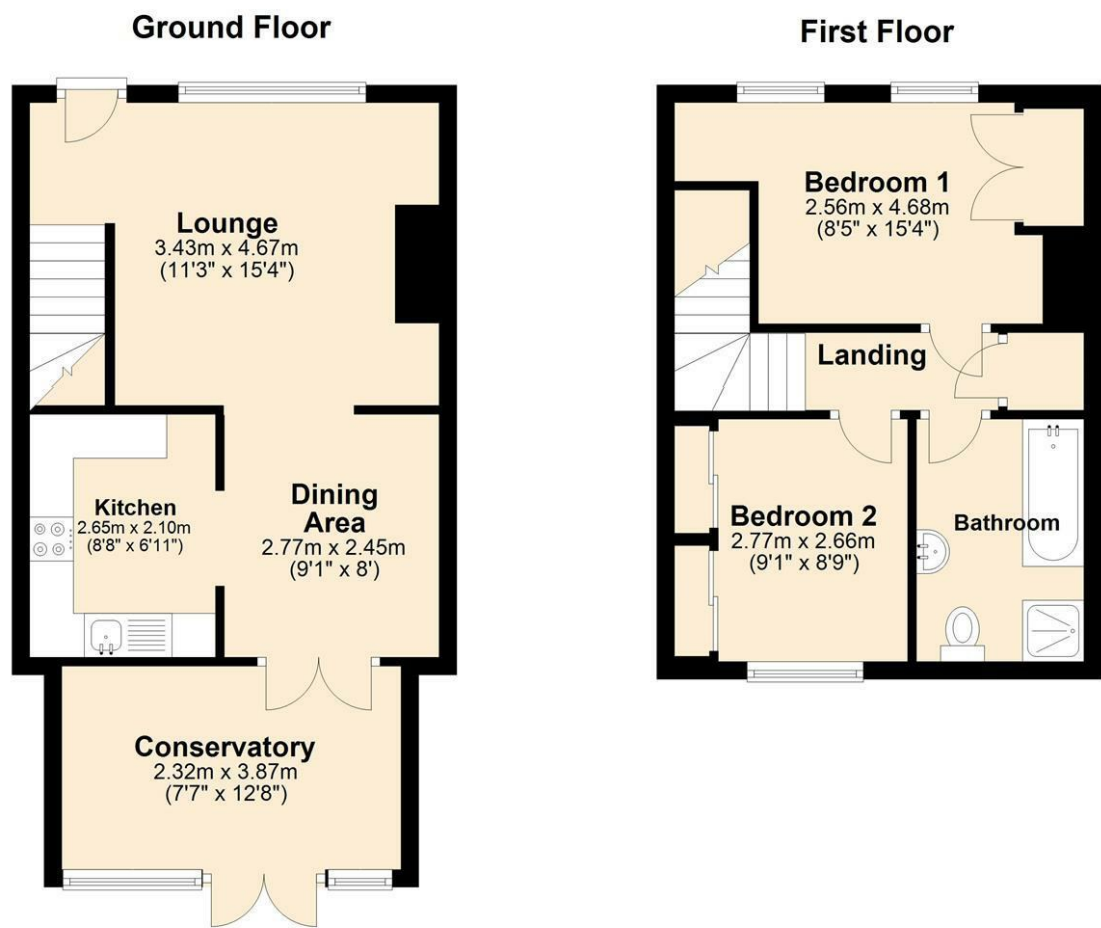
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

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.



Floor Plan

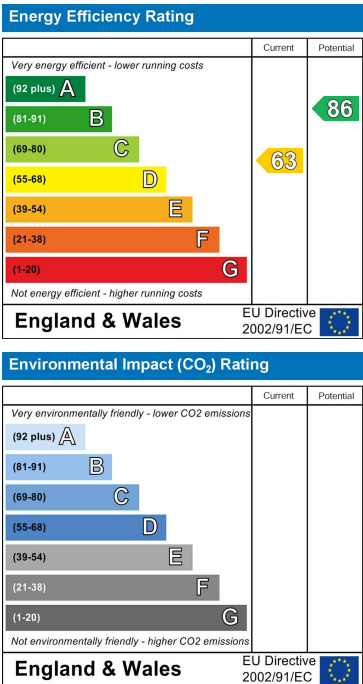


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.