Whitakers
Estate Agents

264 Cottingham Road, Hull, HU6 8QA

£275,000

Occupying a plot of approximately half an acre on the doorstep of the university grounds, this detached residence is currently presented as an eight-bedroom property and offers a host of opportunities to the discerning purchaser, given the relevant permissions.

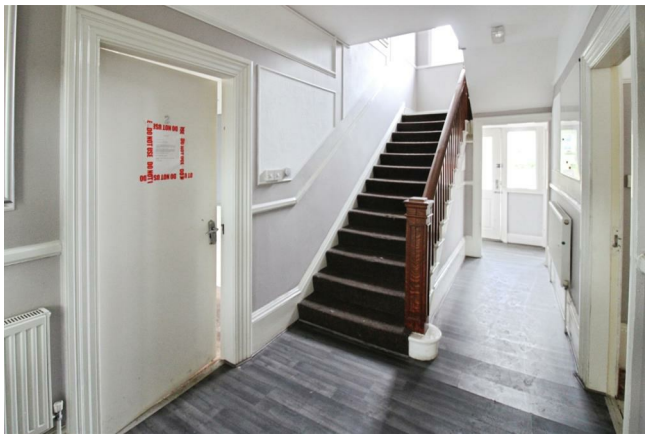
Currently, the accommodation briefly comprises a reception hall, three ground floor rooms with en suite shower room amenities, a lounge and kitchen, and five further rooms with en suite shower room amenities to the first floor.

A system of gas-fired central heating to radiators has been installed, and the property benefits from double glazing. With a private driveway offering plenty of off-street parking and an attached garage, the property does require a degree of attention, offering the opportunity to return it to its former domestic glory. Further enquiries and viewing appointments are encouraged for purchasers with flair and imagination.

Ground Floor

Storm Porch
Giving access to;

Reception Hall



Having an impressive staircase with a window to the rear aspect on the half landing.

Room One 21'8" x 14'11" (6.61 x 4.57)

A deep angled bay window to the front aspect, feature Adam style fire surround with cast insert and en suite amenities to comprise a plumbed shower unit within enclosure, a wash hand basin with a pedestal and a low level wc.

Room Two 20'2" x 13'3" (6.15 x 4.05)

A deep angled bay window to the front aspect, window to the side aspect, two radiators and en suite amenities to comprise a plumbed shower unit within an enclosure, wash hand basin with a pedestal and a low level wc.

Room Three 15'2" x 13'3" (4.64 x 4.05)

An angled bay window to the rear aspect, two radiators an en suite amenities comprise a plumbed shower unit within enclosure, wash hand basin with a pedestal and a low level wc.

Communal Lounge Area 14'9" x 10'8" (4.50 x 3.26)

Window to the rear aspect, two radiators and access to:

Kitchen 20'0" x 9'4" (6.10 x 2.87)

Fitted floor and wall units with contrasting preparation surfaces having two inset stainless steel sink units. There are two electric ovens, a six ring gas hob and a stainless steel over head extractor canopy (none tested), two windows to the side aspect and there are French doors to the rear aspect giving access to the rear garden.

First Floor

Room Four 12'1" x 9'5" (3.69 x 2.89)

Window to the rear aspect, a radiator and en suite amenities comprise a plumbed shower unit within enclosure, wash hand basin with a pedestal and a low level wc

Room Five 18'8" x 10'8" (5.69 x 3.27)

A deep angled bay window to the front aspect, two radiators and en suite amenities comprise a plumbed shower unit within enclosure, wash hand basin with a pedestal and a low level wc

Room Six 10'2" x 9'10" (3.12 x 3.00)

Window to the front aspect, a radiator and en suite amenities comprise a plumbed shower unit within enclosure, wash hand basin with a pedestal and a low level wc

Room Seven 18'6" x 11'6" (5.65 x 3.52)
A deep angled bay window to the front aspect, two radiators and en suite amenities comprise a plumbed shower unit within enclosure, wash hand basin with a pedestal and a low level wc

Room Eight 12'1" x 14'11" (3.70 x 4.57)
Window to the rear aspect, a radiator and en suite amenities comprise a plumbed shower unit within enclosure, wash hand basin with a pedestal and a low level wc.

Outside

The property enjoys a plot of approximately half an acre with a private driveway and plenty of off street car parking amenities. There is an attached garage and the property is located on the doorstep of the University grounds.

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 sales 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 Limited 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 shown 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.

Whitakers Estate Agents Limited 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.

Material Information:

Construction -Brick under tiled roof
Conservation Area - No
Flood Risk - Very low
Mobile Coverage/Signal -Yes
Broadband -Yes
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

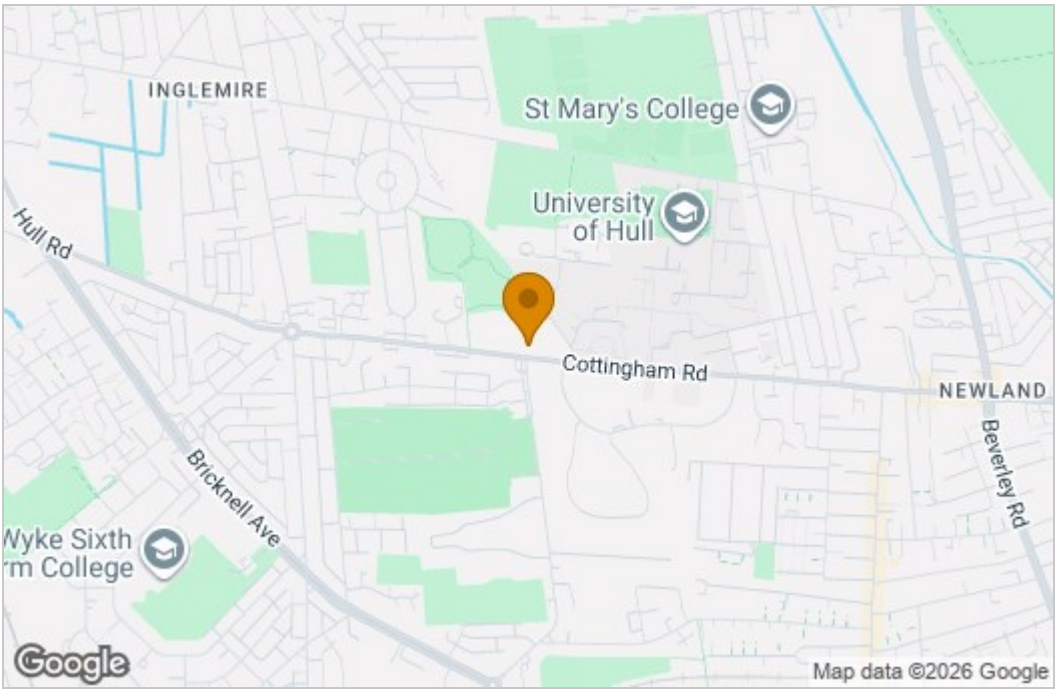
Offering on a property

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 - the fees are non refundable.

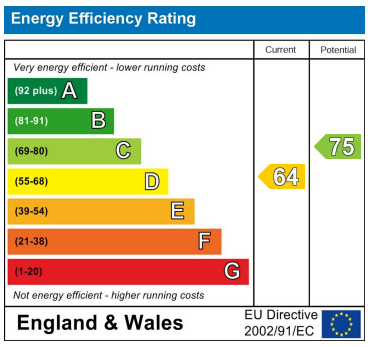
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

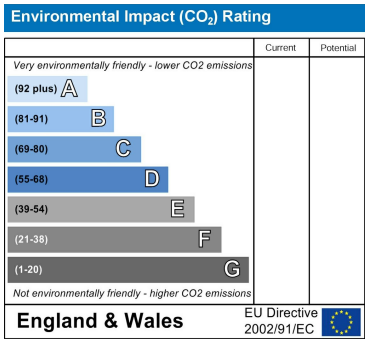
Floor Plan

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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk