Whitakers
Estate Agents

# 4 Mount Pleasant, Hull, HU7 4TH

## Offers In The Region Of £195,000

A hidden gem.. if you can find me?

Tucked almost secretly away in the heart of Sutton-on-Hull, this lovely period cottage represents a rarely available opportunity, enjoying an elevated position and within a stroll of the fabulous array of amenities that the village has to offer.

The accommodation briefly comprises entrance hall, lounge, fitted dining kitchen with solid fuel burner, spacious wet room and three first-floor bedrooms of good proportion. Occupying attractive gardens to the front and rear, the property has gas central heating to radiators and double glazing.

Offering enormous potential to the discerning purchaser, appointments to view internally are encouraged.

## Storm Porch
Giving access to:

## Entrance Hall
With staircase off and giving access to:

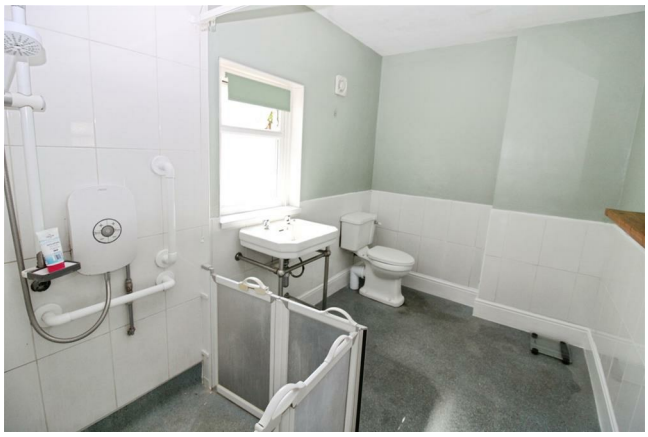
## Lounge 11'3" x 10'9" (3.45 x 3.30)

Window to the front aspect, feature fire place and a radiator.

## Dining Kitchen 15'5" x 11'5" (4.70 x 3.50)

A range of fitted floor and wall units with contrasting timber preparation surfaces having an inset "Belfast" sink unit with mixer tap. Window and personnel door to rear aspect tiled floor and partially tiled walls, a radiator, useful under stairs storage cupboard and a lovely feature fire place incorporating a solid fuel burner.

## Shower/ Wet Room



Nice and spacious with a "None Slip" floor covering, a wll mounted electric shower unit, wash hand basin with a pedestal and a low level wc. Partially tiled walls and a traditional style radiator.

## Bedroom One

Window to the front aspect, a radiator and and a feature cast fire place.

## Bedroom Two

Window to the rear aspect, a radiator and a built in storage cupboard

## Bedroom Three

Accessible via bedroom two, having a window to the side aspect, a radiator and laminate flooring

## Gardens

There are attractive gardens of good proportion to the front and rear of the property.

## Car Parking
The property is accessed via a private road which provides car parking amenities for the row of cottages.

## Council Tax
Hull City Council - band B

## Tenure
This property is Freehold

## 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.

## Material Information:
Construction - Brick under tiled roof
Conservation Area -Yes
Flood Risk -Very Low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 9 Mbps Ultrafast 10000 Mbps
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.

## Whitakers Estate Agent Declaration:

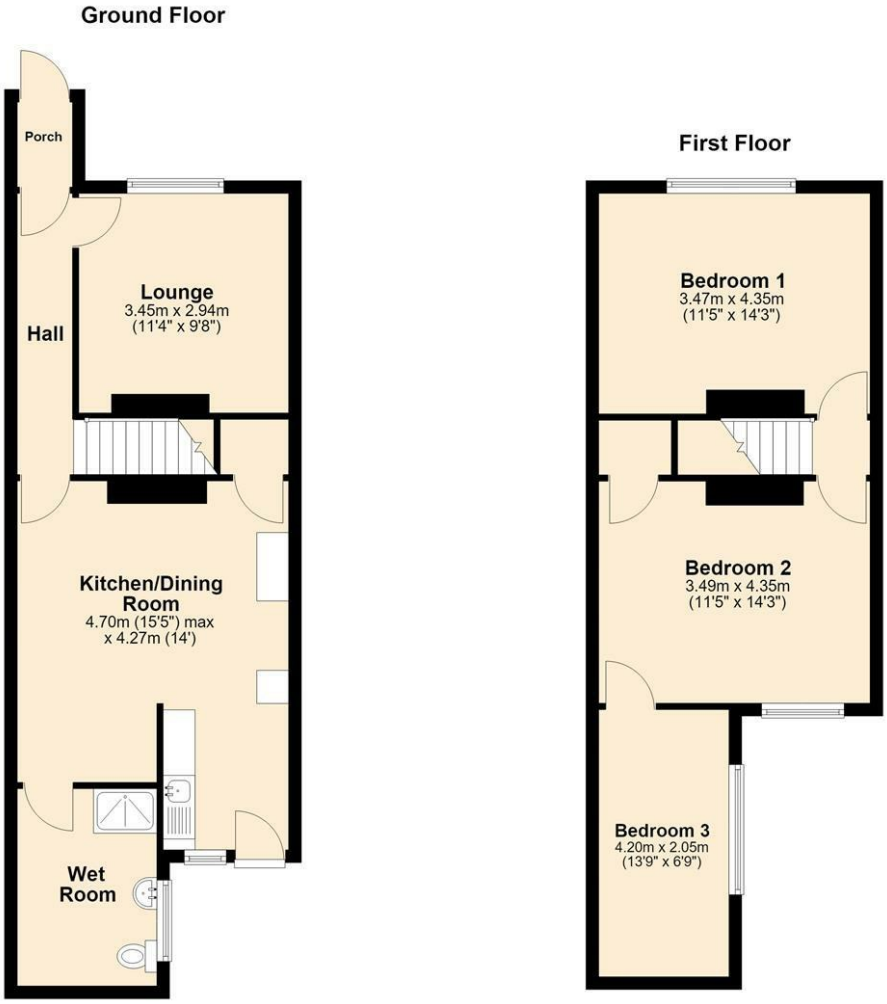
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans 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.

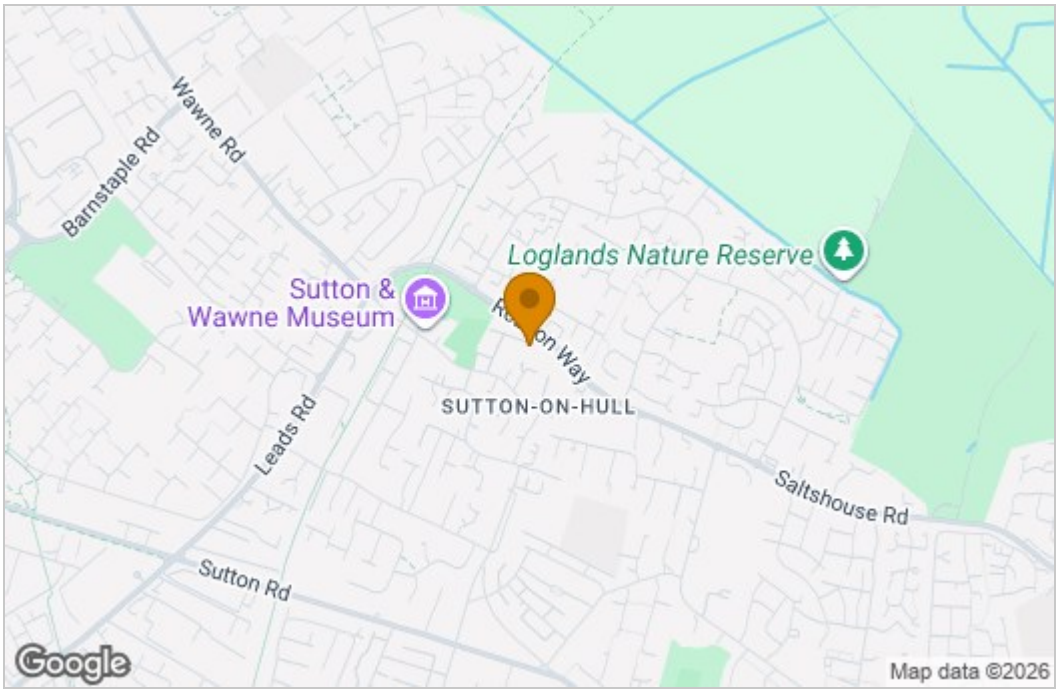
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

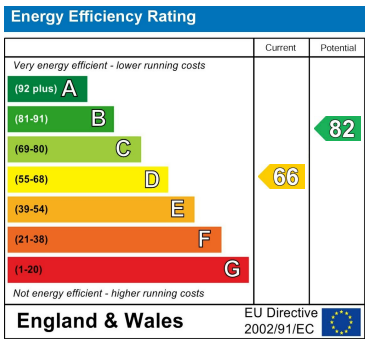
## Floor Plan

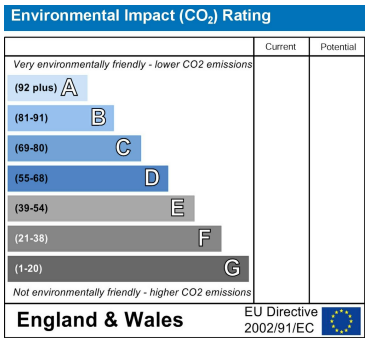



## Area Map




## 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.

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