

Whitakers

Estate Agents



3 Albert Terrace, College Street, Hull, HU7 4UN

Offers Over £130,000

This charming 2 bedroom cottage really does need to be viewed to be fully appreciated

Meticulously maintained and tastefully presented by the current owners, the property retains many of the character features that make this style of property so appealing and is presented in true "move-in" condition!

Ideally situated just off College Street in the heart of historic Sutton village, within walking distance of local shops and amenities, the property also benefits from excellent transport links around the City and would be ideal for first time buyers and downsizers alike.

Briefly comprising; lounge with open brick fireplace and log-burner, fitted dining kitchen and bathroom to the ground floor whilst to the first floor there are two generously sized bedrooms.

Also benefitting from off road parking to the front of the property and an enclosed rear yard with covered seating area together with uPVC glazing and gas central heating, the property is sure to prove popular hence early viewing is highly essential!

The Accommodation Comprises

Lounge 13'1 x 11'6 (3.99m x 3.51m)



uPVC entrance door into lounge with stunning exposed brick fireplace with log-burner, hardwood flooring, central heating radiator and uPVC bow window to front aspect.

Kitchen/Diner 17'9 x 9' max (5.41m x 2.74m max)



Fitted with a range of shaker style wall and base units with complementary work surfaces and tiled splash backs. 5 ring gas hob with extractor over and electric fan oven below. 1 1/2 bowl stainless steel sink/drainers and plumbing for automatic washing machine. Ceiling spot lights, vinyl flooring, central heating radiator, 2 built in storage cupboards, space for dining table and stairs leading to first floor rooms. uPVC door leads to rear garden and internal door into.....

Bathroom



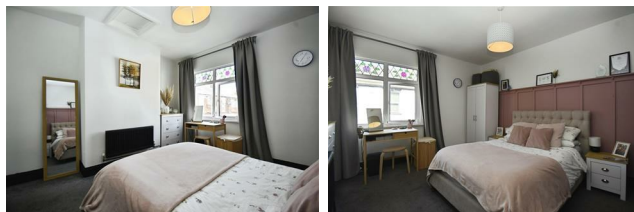
Modern bathroom comprising shaped bath with mains shower over. low flush wc and vanity hand wash basin. Tiled walls, vinyl tiled flooring and uPVC window to rear aspect.

First Floor Landing



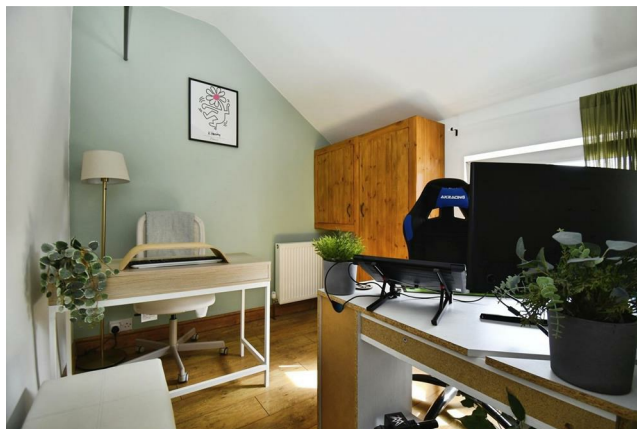
The carpeted stairs lead to the first floor landing and feature a lovely stained glass portal style window.

Bedroom One 13'2 x 11'8 (4.01m x 3.56m)



With carpeted flooring, partial feature wall panelling, central heating radiator and uPVC window to front aspect.

Bedroom Two 7'11 x 8'9 (2.41m x 2.67m)



With hardwood flooring, central heating radiator and uPVC window to front aspect.

Outside



The property sits on a private terrace with off road parking to the front of the property. To the rear is a charming southwest facing cottage garden with veranda style decked seating area.

The majority of the garden is laid to aggregate with decorative block paving, raised borders with mature plants and shrubs, a handy storage shed and gate access to the rear whilst perimeter walls afford a good level of privacy.

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.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating D

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/Tile

Conservation Area - Sutton Village

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 5 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

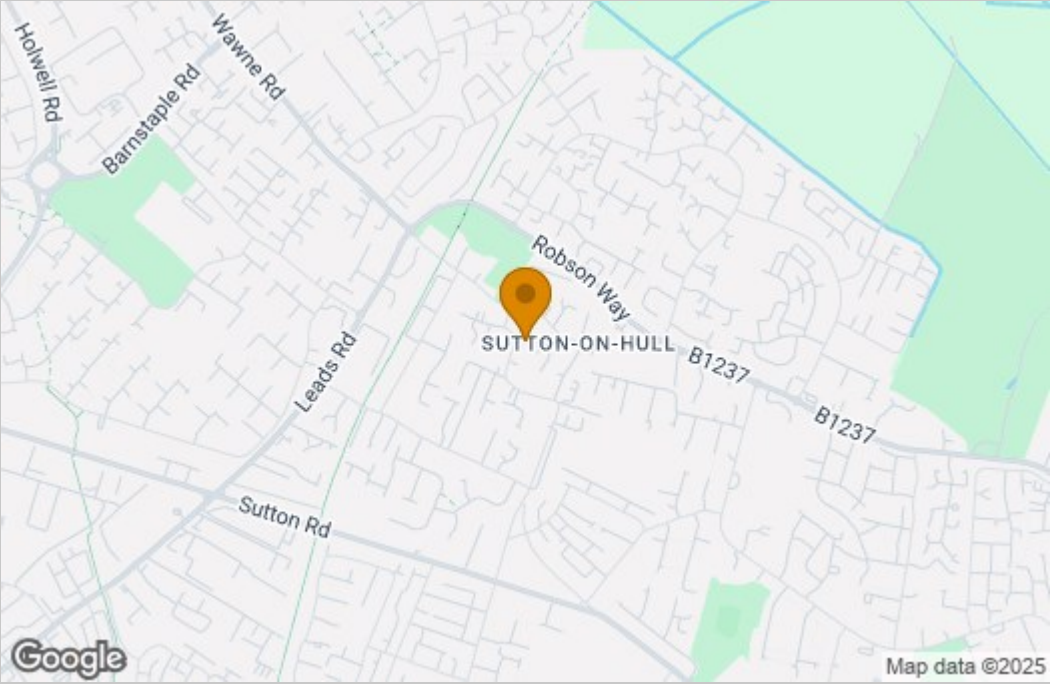
Whitakers Estate Agent Declaration:

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

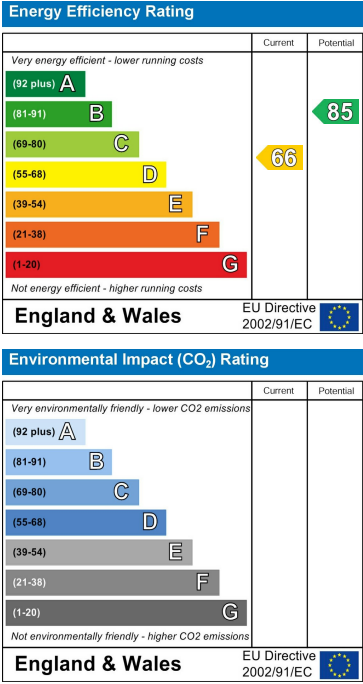
Floor Plan



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.