Whitakers
Estate Agents









290 Cottingham Road, Hull, HU6 8QA

Guide Price £495,000

PRESENTING THIS IMPRESSIVE AND SUBSTANTIALLY EXTENDED FIVE-BEDROOM FAMILY HOME ON COTTINGHAM ROAD, HULL. SET ON AN EXCEPTIONALLY GENEROUS PLOT, THIS PROPERTY IS BEAUTIFULLY PRESENTED AND IDEAL FOR A GROWING FAMILY LOOKING TO MOVE STRAIGHT IN.

FINISHED TO A HIGH STANDARD THROUGHOUT, THE HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION BOTH INTERNALLY AND EXTERNALLY. THE THOUGHTFULLY DESIGNED EXTENSION PROVIDES THE PERFECT BALANCE OF STYLE AND PRACTICALITY, CATERING TO MODERN FAMILY LIVING. OUTSIDE, THE PROPERTY CONTINUES TO IMPRESS WITH AMPLE SPACE FOR ENTERTAINING, RELAXATION, AND EVERYDAY FAMILY LIFE.

EARLY VIEWING IS STRONGLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS OUTSTANDING HOME HAS TO OFFER. CONTACT WHITAKER ESTATE AGENTS TODAY TO ARRANGE YOUR VIEWING.

Entrance Hall



Double glazed front door with a UPVC window to the front aspect, with Karndean flooring throughout, with an oak staircase, giving a luxury feel as soon as you enter the property. Leading to:

Cloak Room



Modern cloak room, with tile flooring with partially tiled walls, a vanity sink and a low level WC.

Sitting Room





Carpet throughout with a large bay window to the front aspect, and a radiator.

Lounge





Carpeted, with a fitted log burner and a radiator. Leading to an open plan kitchen/diner.

Dining Room



Bifold doors to the rear aspect, leading to the large rear gardens. Karndean flooring flowing to the open kitchen area.

Fitted Kitchen





Integrated Neff appliances throughout, including a double integrated oven with hide and slide doors. An under-sink water filtration system, with the added convenience of an integrated coffee machine, and a wide range of floor and wall units, granite worktops, with a UPVC window to the side aspect. Finished to a very high, modern standard throughout.

Utility



Worktop space with space for a washing machine. and tumble dryer, with a double glazed door leading to the gardens.

Bedroom 1




Carpeted, with a bay window to the front aspect, with plenty of fitted storage space, and a radiator.

Bedroom 2



Carpeted with a UPVC window to the rear aspect and fitted wardrobes, finished to a high standard.

Bedroom 3





Third double bedroom, carpeted with a UPVC window to the rear aspect and a radiator, comprising of fitted wardrobes.

Bedroom 4




Carpeted with a UPVC window to the rear and a radiator and fitted wardrobes.

Bedroom 5



UPVC window to the front aspect, carpeted flooring and a radiator and fitted wardrobes.

Shower Room



Shower room to the first floor, with tile flooring, a contemporary shower, and a low level WC with a vanity sink and a UPVC window to the front aspect.

Family Bathroom



Tiled floor and walls, comprising of an oval bath, independent shower, with a vertical radiator and a UPVC window to the rear aspect.

Garage



Detached brick garage with an electric up and over door.

Gardens







Spacious rear garden, offering plenty of space for a growing family unit. Comprises of a hot tub, green house, partial patio measuring approx. (6.3m x 4.4m). Off street parking for multiple vehicles to the front of the property, and the added convenience of a side car port. There is also a brand new fitted fencing to the front and side aspect of the property, offering extra security around the proximity of the home.

Council Tax

Hull City Council tax band D

Tenure

Freehold

EPC

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 tile roof
Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/ Vodafone/ O2/ Three
Broadband - Basic 7 Mbps Ultrafast 10000 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 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.

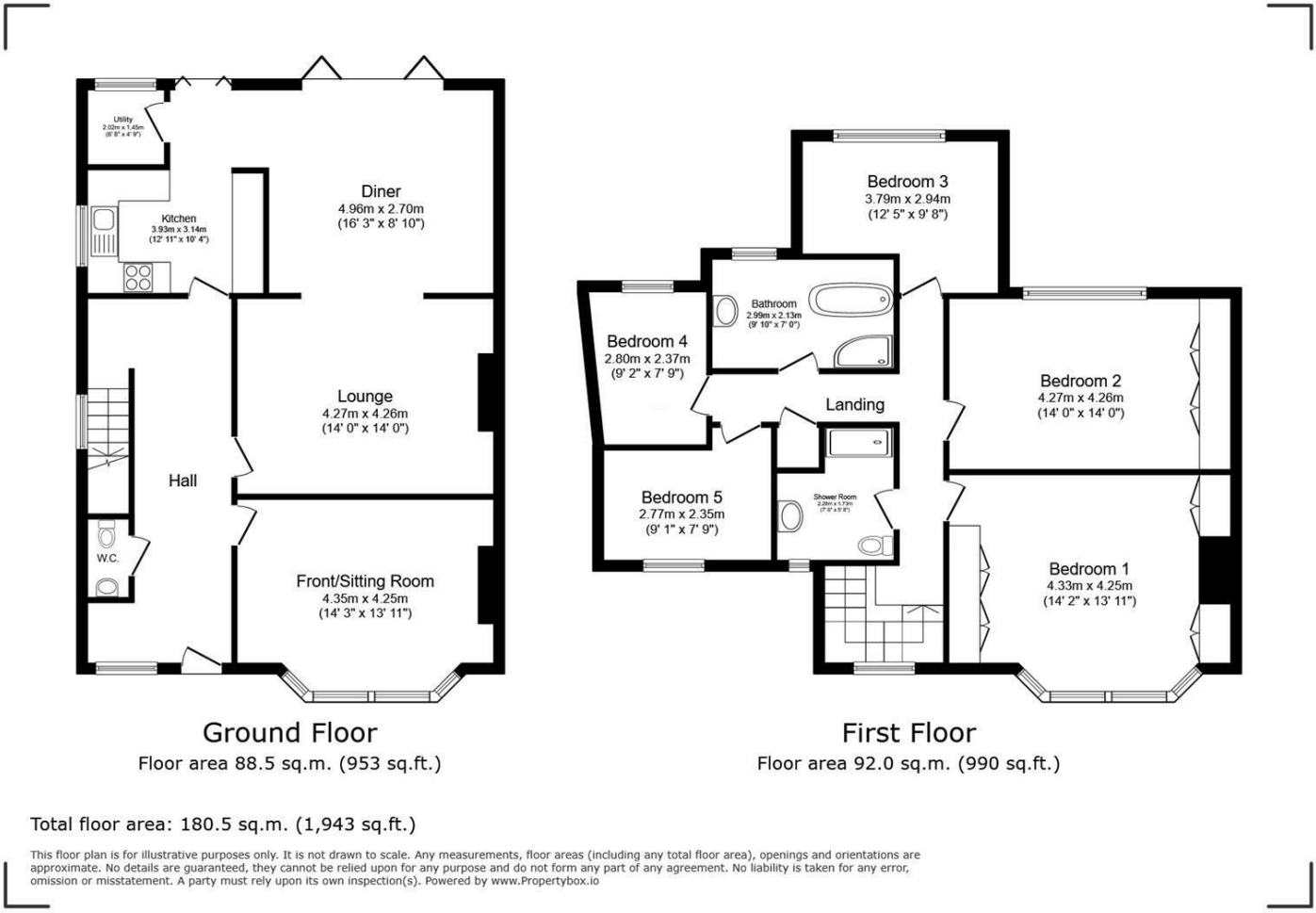
Offering on a property

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.

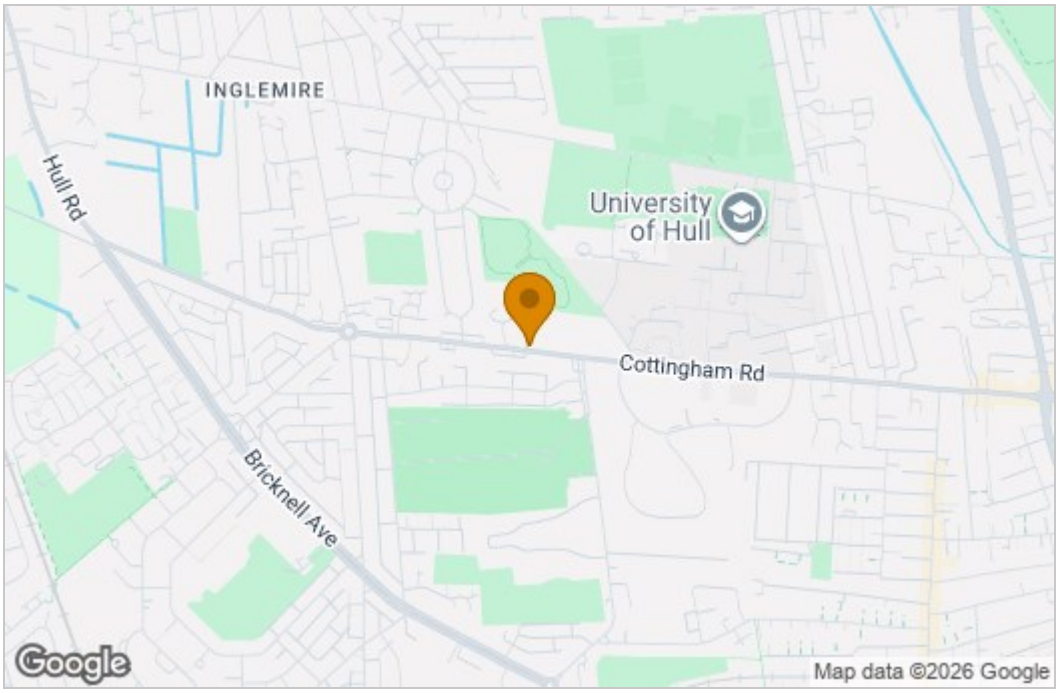
Floor Plan



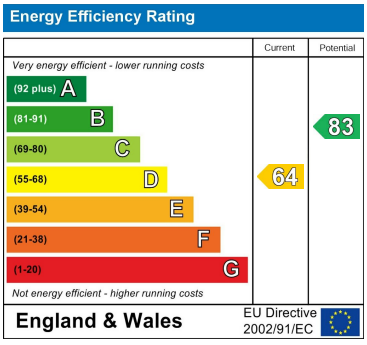
Total floor area: 180.5 sq.m. (1,943 sq.ft.)

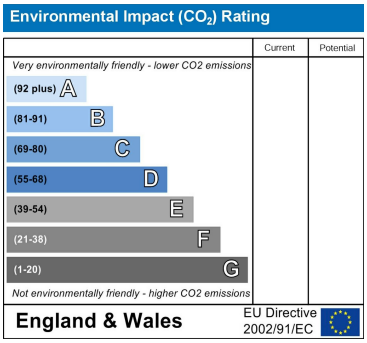
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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