Whitakers
Estate Agents

104 Cotterdale, Hull, HU7 4AE

Asking Price £160,000

SITUATED ON THE EVER POPULAR FAMILY FRIENDLY SUTTON PARK DEVELOPMENT, HANDILY PLACED FOR LOCAL SHOPS AND SCHOOLS AND EASY ACCESS TO THE SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER, THIS WELL PRESENTED MODERN STYLE END TERRACE PROPERTY IDEALLY SUITS THE GROWING FAMILY UNIT.
THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH, ENTRANCE HALL, LOUNGE THOUGH TO A DINING AREA, FITTED KITCHEN, REAR STORM PORCH, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A CONTEMPORARY SHOWER ROOM.
WITH GAS CENTRAL HEATING SYSTEM TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN PLEASANT GARDENS AND HAS VEHICULAR ACCESS AT THE REAR TO A BRICK BUILT GARAGE.
READY TO MOVE INTO, APPOINTMENTS IN ORDER TO VIEW INTERNALLY ARE ENCOURAGED

Entrance Hall

Staircase off with a useful under stairs storage cupboard and a radiator.

Storm Porch

Giving access to:

Lounge

A square bay window to the front aspect, an attractive feature fire place incorporating an inset coal effect gas fire and a radiator. Opens to:

Dining Area

Window to the rear aspect and a radiator.

Fitted Kitchen

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap Window to the rear aspect, plumbing for an automatic washing machine, a radiator, tiled walls and an over head extractor canopy

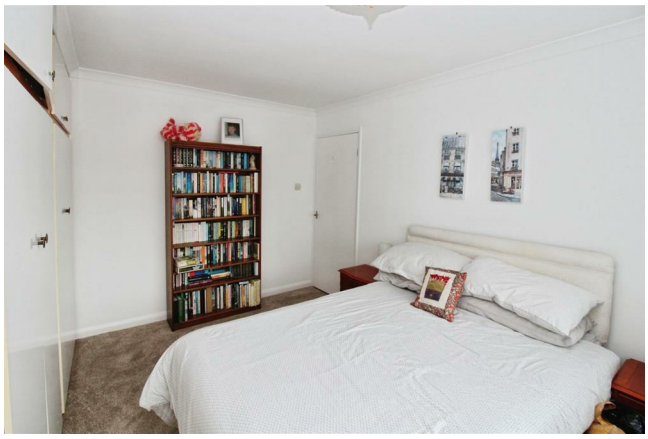
Rear Storm Porch

Giving access to the rear garden.

Bedroom One

Window to the front aspect, fitted wardrobes, over head cupboards, drawers and a radiator.

Bedroom Two



Window to the rear aspect, fitted wardrobes, overhead cupboards and a radiator.

Bedroom Three

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

Contemporary Shower Room

A plumbed shower unit within and independent double enclosure, wash hand basin with a pedestal and a low level wc. Tiled walls, spotlights to the ceiling and a heated towel rail.

Gardens

To the front of the property is an enclosed garden laid to artificial lawn and to the rear an enclosed garden laid to artificial lawn and a paved patio area

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.

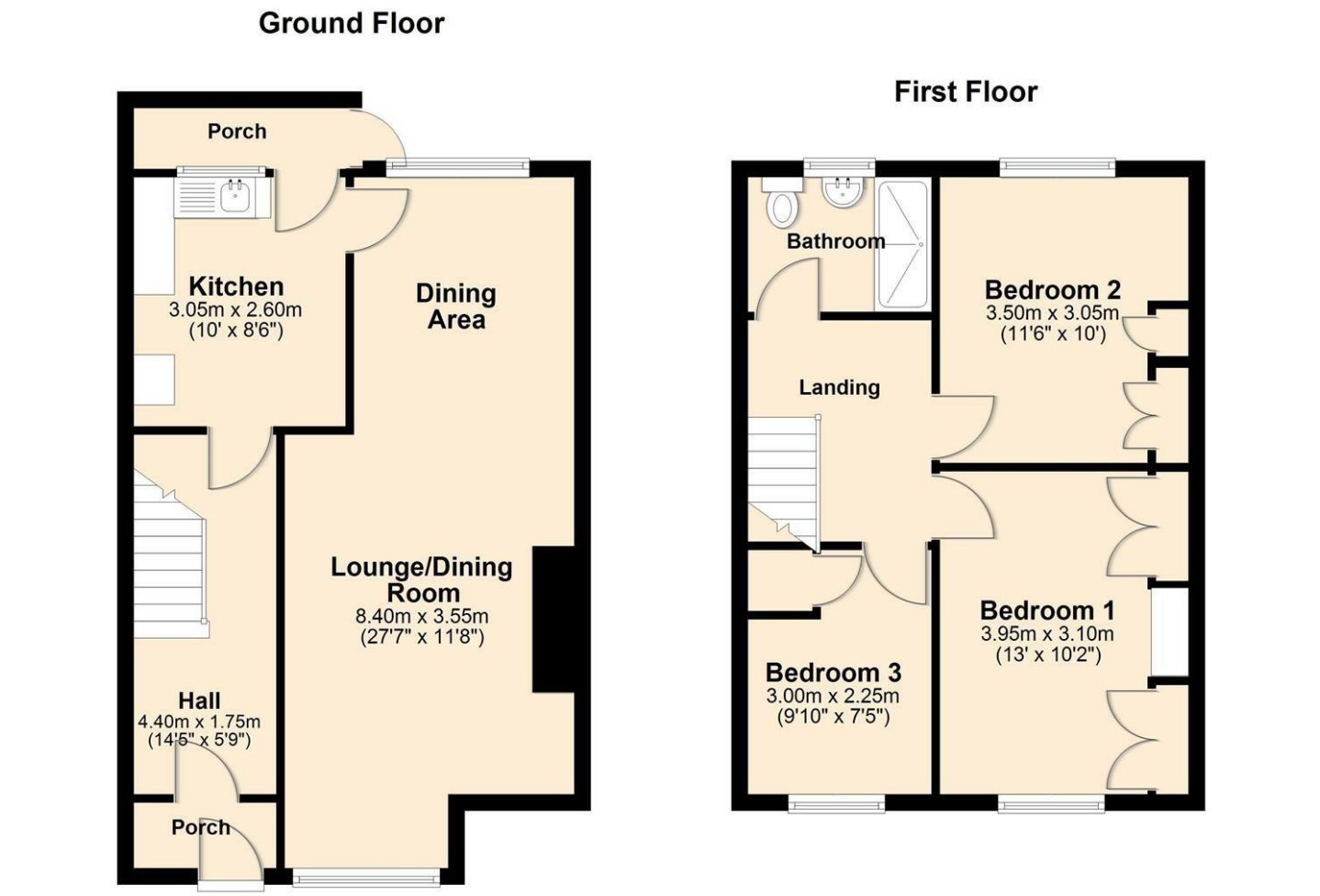
Material Information:

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Whitakers Estate Agent Declaration:

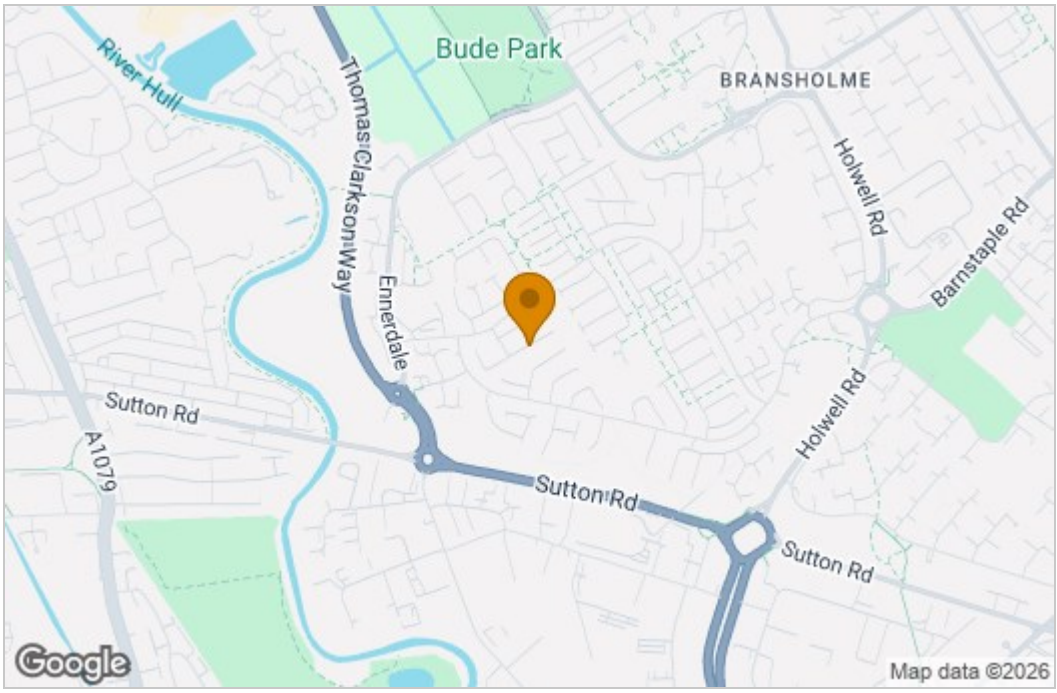
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

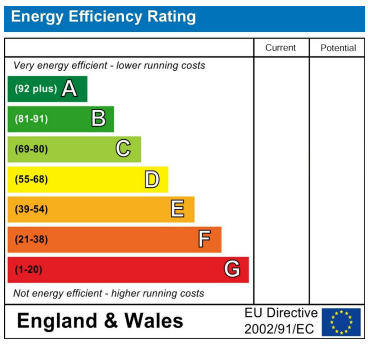


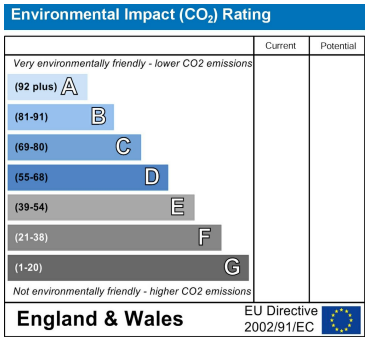
Total area: approx. 87.5 sq. metres (941.8 sq. feet)

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