

Whitakers

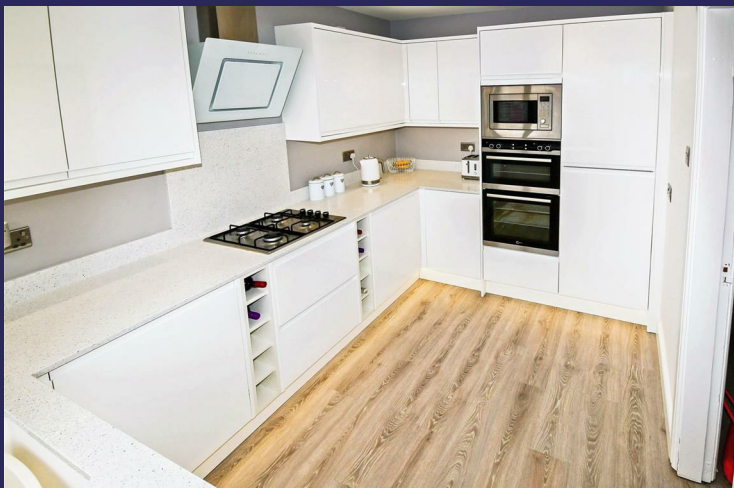
Estate Agents



36 Cotterdale

, Hull, HU7 4AD

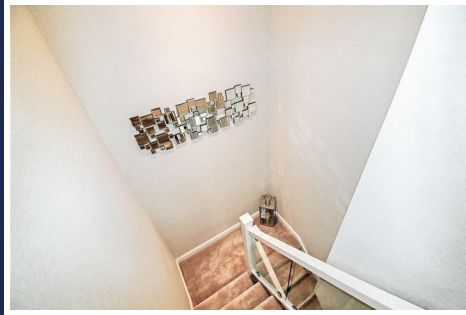
Price Guide £180,000



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, Hull, HU7 4AD

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Description

WOW! PREPARE TO BE AMAZED!
CORNER PLOT, THREE BED, EXTENSIVE
GARDENS!
EXTENDED WITH FABULOUS ORANGERY!
GARAGE!
CLOAKROOM/WC!
TUCKED AWAY AT THE END OF A RESIDENTIAL
CUL-DE-SAC!
CLOSE TO AMENITIES!
WELL REGARDED SCHOOLS NEAR BY!
CLOSE TO KINGSWOOD!
STUNNING KITCHEN & BATHROOM!
YOU NEED TO VIEW!

Entrance

Via a Upvc double glazed door

Entrance Porch

The entrance porch has Upvc double glazed windows to the front and side aspects

Lounge/dining room

19'11" x 11'11" (6.077 x 3.644)

A very spacious lounge/dining with a Upvc double glazed window to the front aspect, a focal feature fireplace with inset flame fire and Upvc double glazed french doors to the side aspect leading into the Orangery/Extension.

Orangery/Extension

108'1" x 16'1" (32.95 x 4.916)

Stunning, a great space for entertaining and dining, with a range of Upvc double glazed windows and roof and Upvc double glazed french doors to the side aspect leading out to the rear garden, wood effect flooring and a radiator

Hallway

Spacious hallway with the stairs to the 1st floor, wood effect flooring, a radiator and storage cupboard.

Cloakroom/Wc

6'11" x 2'7" (2.118 x 0.803)

The cloakroom has a low level wc and a wall hung wash hand basin and wood effect flooring

Kitchen

12'11" x 10'4" (3.940 x 3.167)

Stunning kitchen, recently installed with a range of handle less gloss base and wall units with effective lighting, glitter quartz work surfaces and a built in double oven/grill and microwave, a four ring gas hob with modern led extractor, and integral fridge freezer and dish washer and automatic washing machine, a Upvc double glazed window to the rear aspect and wood effect flooring, a Upvc double glazed door leads to the rear garden.

Stairs to the 1st floor

The stairs to the 1st floor has a split level with glass/wood balustrade hand rail, the loft access and a storage cupboard.

Master Bedroom

11'5" x 11'4" (3.502 x 3.476)

Spacious, neutral decor bedroom with thick pile carpet, a radiator and a host of storage with full length mirrored slide robes, a Upvc double glazed window to the front aspect.

Bedroom Two

12'3" x 8'6" (3.737 x 2.613)

Beautiful, modern and neutral decor, thick pile carpet, a radiator and a Upvc double glazed window to the rear aspect, with recently installed boiler in situ.

Bedroom Three

Spacious third bedroom with neutral decor, thick pile carpet and a radiator, a Upvc double glazed window to the front aspect

Tel: 01482 877177

Bathroom

9'10" x 12'8" (3.005 x 3.866)

Recently upgraded huge bathroom with panel bath central mixer tap shower, a shower enclosure with thermostatic shower, a vanity wash hand basin and back to wall low level wc, modern grey tiled walls and a Upvc double glazed window to the rear aspect, vinyl flooring and a heated towel radiator

Outside

To the front of the house offers a generous garden with low level brick wall boundary and wrought iron gate, to the side of the house enjoys a generous lawn garden with privacy and hedge boundary and to the rear of the house has a seating patio area for entertaining the garden has high level timber fence boundaries.

The garage has up/over door and power, there is off road parking and the house sits at the end of a cul-de-sac position.

Disclaimer

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We are legally obligated 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 and the Vendor and Buyer.

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.

Agents Notes

Services, fittings and equipment referred to in these sale 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.



Road Map



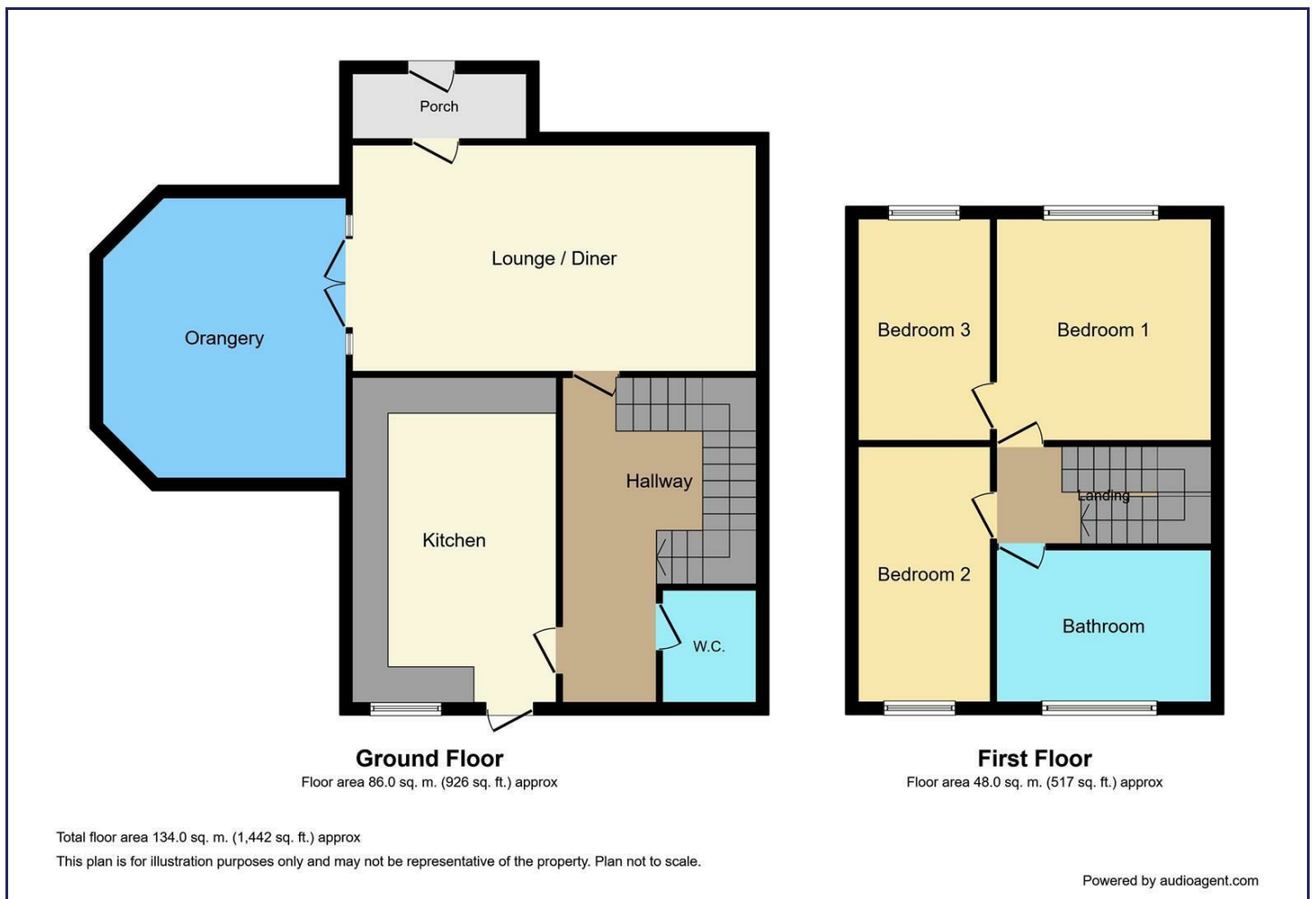
Hybrid Map



Terrain Map



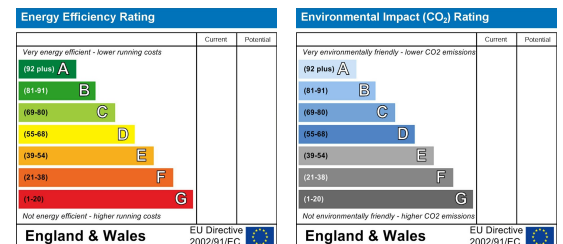
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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