

# Whitakers

Estate Agents



## 49 Burton Road, Cottingham, HU16 5DZ

**£312,000**

This immaculately presented semi-detached house has been much enhanced by its current owner to offer ample contemporary living space across both of its floors, and is located on an established road within Cottingham village. It embraces the convenience of close proximity to highly accessible transport links that provide routes to Hull City Centre and surrounding villages without compromising on the tranquility its off-main-road positioning affords.

The main features include: spacious porch joining to the entrance hall, an additional living room which could be used as a study or fourth bedroom, utility room with downstairs W.C, open plan kitchen, dining and living room garnering a host of integrated appliances and sun room to the ground floor. A split level landing incorporates a cloakroom and leads to the first floor landing where there is a master bedroom, two further double bedrooms and a bathroom suite furnished with a newly fitted three-piece suite.

Externally to the front of the property, there is a large low maintenance garden with well stocked borders which accommodates off-street parking for multiple cars. The side drive allows further off-street parking and leads to the detached garage with lighting and power, which is accessed via an up and over door or private side door. A gate in the fencing that encompasses the rear garden opens to a generously sized space which is mainly laid to lawn with stocked borders, raised wooden decking seating area and al fresco dining area to enjoy the warmth in the summer months.

Taken together, the accommodation on offer is ideal for the growing family seeking to purchase a home they are able to move straight into and reside within the catchment area of prestigious regional schools.

## The Accommodation Comprises

### Ground Floor

#### Porch



UPVC double glazed door and side windows. Opening to:

#### Entrance Hall



Wooden glazed door with side windows, central heating radiator, under stairs storage cupboard and carpeted flooring. Leading to:

Additional Living Room / Bedroom Four / Study  
12'1" x 7'1" (3.69m x 2.17m )



Two UPVC double glazed windows, central heating radiator and carpeted flooring.

### Utility Area and W.C.



UPVC double glazed window, central heating radiator, partly tiled walls with laminate flooring and fitted with floor level units, contemporary worktop, a two piece suite comprising wash basin with mixer tap and low flush W.C. and plumbed for an automatic washing machine

Living Room 12'3" x 17'2" (3.75m x 5.25m )



UPVC double glazed French doors, UPVC double glazed window, central heating radiator and laminate flooring.

Kitchen 12'3" x 8'2" (3.75m x 2.51m )



UPVC double glazed door to the sun room, UPVC double glazed window, laminate flooring and fitted with a range of white gloss floor and

eye level units, contemporary worktop with matching modern upstand, sink with mixer tap and a range of integrated appliances including oven, combi microwave, hob with extractor hood above, fridge-freezer and dishwasher.

Sun Room 6'7" x 7'10" (2.03m x 2.40m )



UPVC double glazed throughout with a door opening to the rear garden and laminate flooring.

Split Level Level landing

With carpeted flooring and leading to:

W.C.

UPVC double glazed window, central heating radiator, partly tiled to splashback areas, laminate flooring and fitted with a two piece suite comprising wash basin with mixer tap and low flush W.C.

First Floor Landing

UPVC double glazed window, carpeted flooring and access to the loft hatch. Leading to:

Master Bedroom 10'5" x 11'10" (3.19m x 3.62m )



Two UPVC double glazed windows, central heating radiator and carpeted flooring.

Bedroom Two 9'6" x 11'10" maximum (2.90m x 3.62m maximum )



Two UPVC double glazed windows, central heating radiator and carpeted flooring.

Bedroom Three 10'5" x 8'7" maximum (3.18m x 2.62m maximum )



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three piece suite comprising L-shaped panelled bath with waterfall shower, mixer shower and taps, wash basin with mixer taps and low flush W.C.

## External



Externally to the front of the property, there is a large low maintenance garden with well stocked borders which accommodates off-street parking for multiple cars. The side drive allows further off-street parking and leads to the detached garage with lighting and power, which is accessed via an up and over door or private side door. A gate in the fencing that encompasses the rear garden opens to a generously sized space which is mainly laid to lawn with stocked borders, raised wooden decking seating area and al fresco dining area to enjoy the warmth in the summer months.

## Tenure

The property is held under Freehold tenureship.

## Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

## EPC Rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / O2

Broadband - Basic 7 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## 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 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.

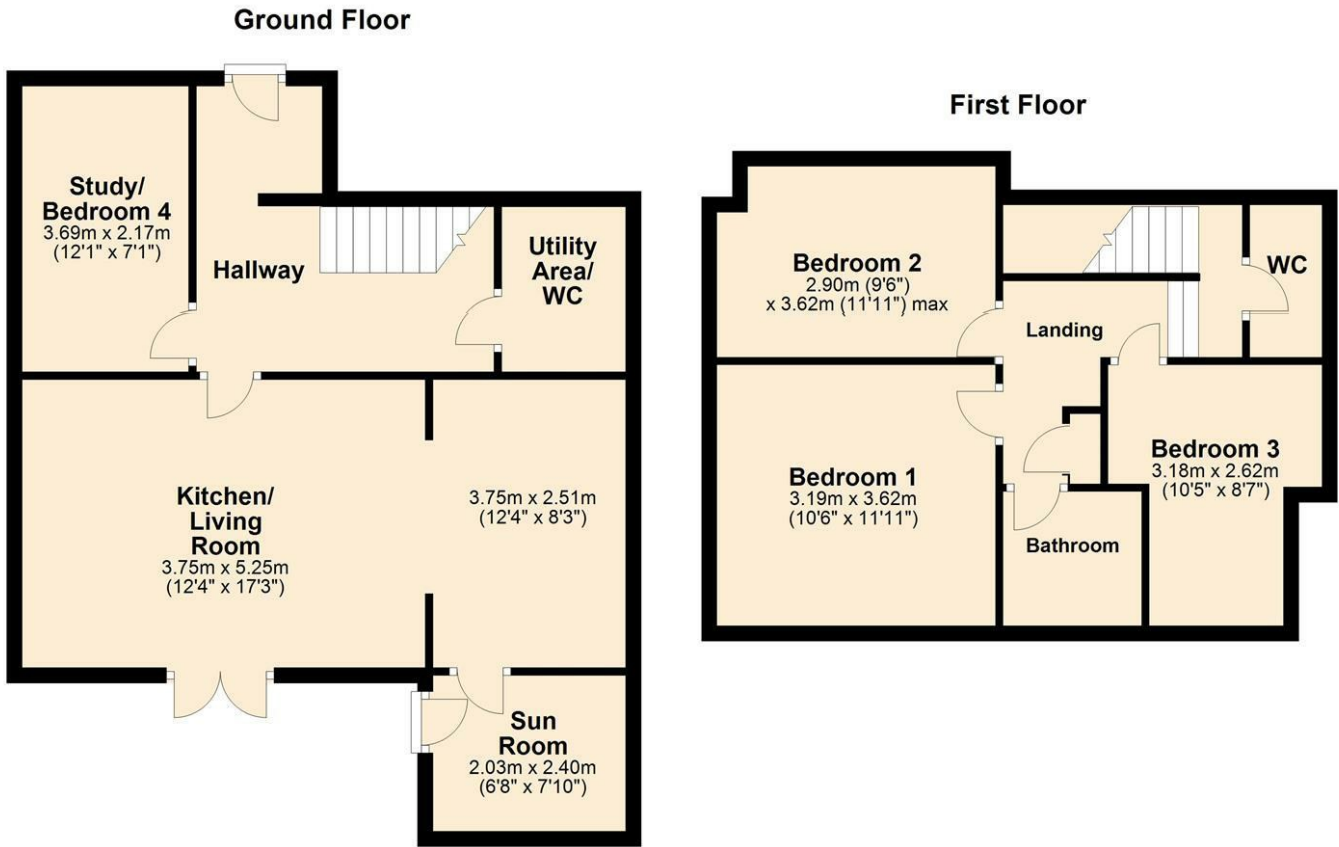
## Free Market Appraisals / Valuations

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.

## Whitakers Estate Agent Declaration

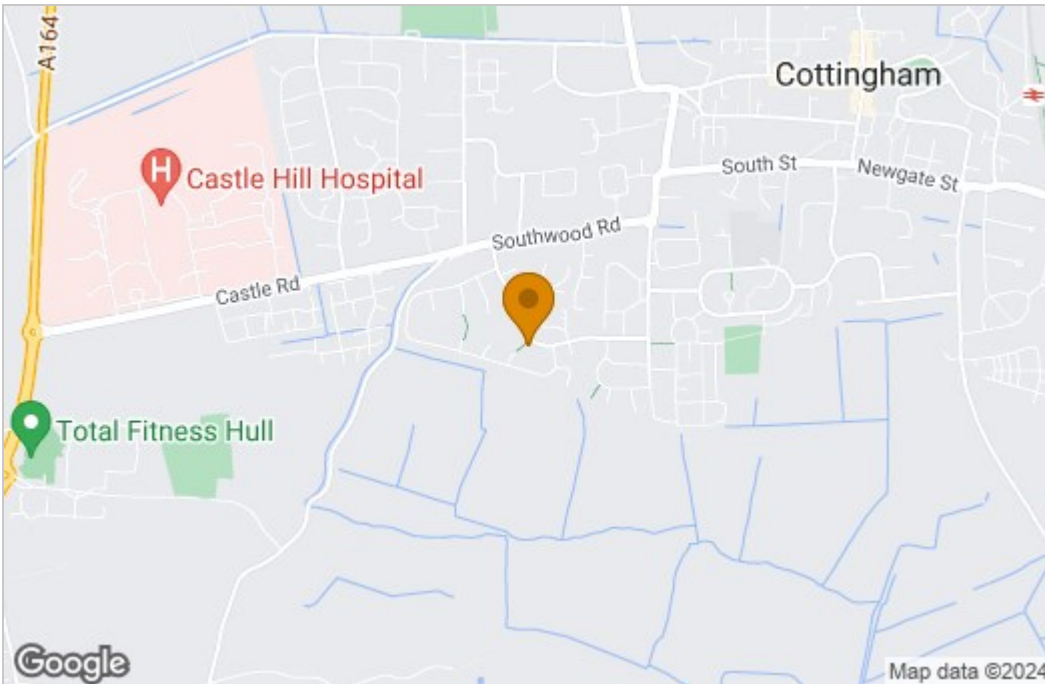
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# Floor Plan

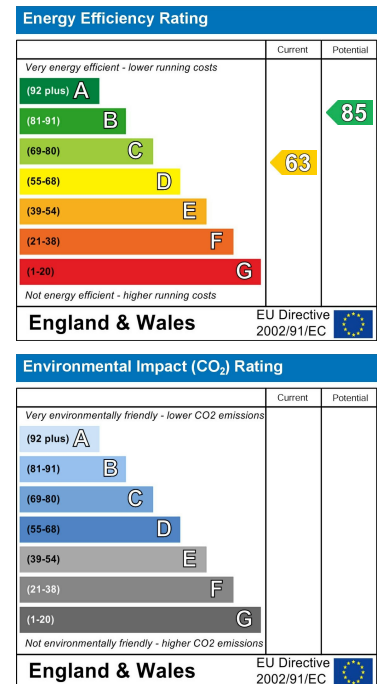


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.