

Whitakers

Estate Agents



83 Burton Road, Cottingham, HU16 5DZ

£200,000

** NO ONWARD CHAIN **

This semi-detached house is nestled on a popular residential location within the Cottingham village which is renowned for being well serviced by a host of local amenities and leisure facilities, and connected by the A164 leading to the Hull City Centre / surrounding villages.

Briefly comprising entrance hall with cloakroom, open plan lounge / dining room and fitted kitchen to the ground floor. The first floor sports a landing space leading to two double bedrooms and a bathroom suite furnished with a three-piece suite.

Externally there is a block paved garden and driveway providing ample parking to the front. The rear garden is paved and gravelled with fencing to the surround. The residence also benefits from having a brick garage with up-and-over door and side door.

Although the property requires a degree of modernisation, it ticks all the boxes for those seeking to reside within this sought after location without paying a premium for another home owner's taste in cosmetic design.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The Accommodation Comprises

Ground Floor

Entrance Hall 10'5" x 7'2" maximum (3.19m x 2.19m maximum)



Upvc double glazed entrance door and window, gas central heating radiator, large storage cupboard and staircase to the landing off.

Cloakroom



Upvc double glazed window, gas central heating radiator, low flush WC and wash basin.

Lounge 18'2" x 10'10" maximum (5.56m x 3.32m maximum)



Upvc double glazed bow window, Upvc double glazed French windows leading to the garden,

gas central heating radiator, coved ceiling and a feature fireplace. Open plan to:

Dining Room 10'4" x 8'11" maximum (3.17m x 2.73m maximum)



Upvc double glazed window, gas central heating radiator.

Kitchen 10'5" x 10'2" maximum (3.18m x 3.12m maximum)



Upvc double glazed entrance door and window, kick board heater and towel rail gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob and a coved ceiling.

First Floor

Landing

Airing cupboard with a gas central heating radiator.

Bedroom One 12'11" x 10'11" maximum (3.95m x 3.35m maximum)



Upvc double glazed window, gas central heating radiator and a range of fitted bedroom furniture.

Bedroom Two 10'0" x 9'10" maximum (3.05m x 3.02m maximum)



Upvc double glazed window, gas central heating radiator, coved ceiling and a double wardrobe.

Bathroom

Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC.

External



To the front of the property there is a block paved garden and driveway providing ample parking. At the rear of the property there is a paved and gravelled garden with fencing to the surround.

Garage

Brick garage with an up and over door, side access door and window.

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 TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / 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

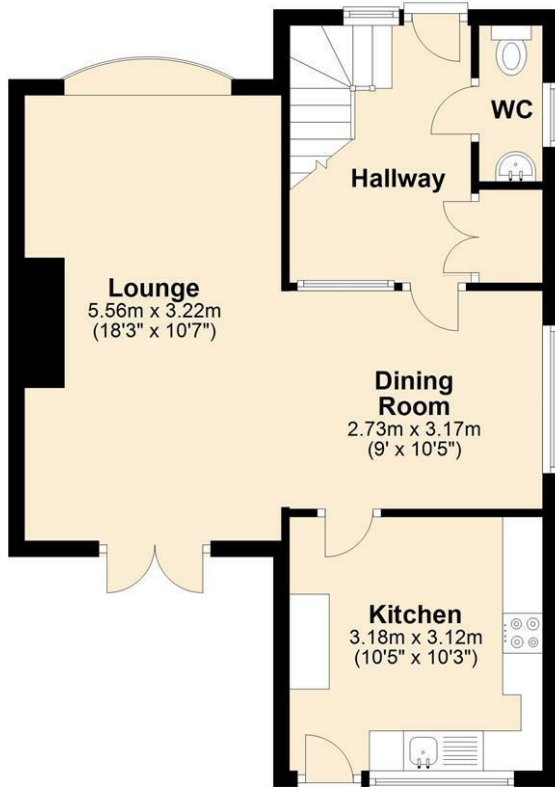
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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

Ground Floor



First Floor



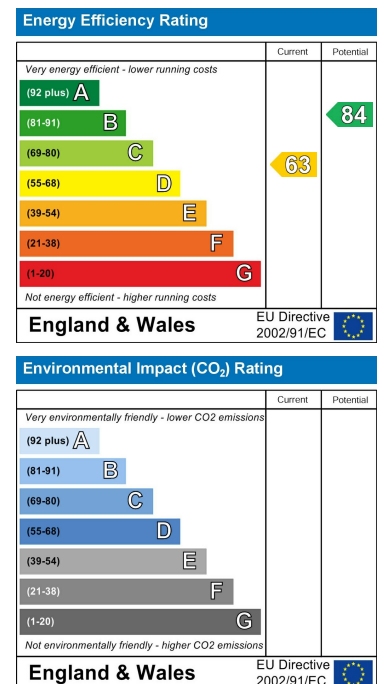
Total area: approx. 83.9 sq. metres (902.8 sq. feet)

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.