

# Whitakers

Estate Agents



## 35 Cornwall Street, Cottingham, HU16 4NB

**£133,995**

This well-presented mid-terrace property is established on Cornwall Street within the Cottingham village and enjoys close proximity to an abundance of local amenities including shops, dining facilities and playing fields.

Briefly comprising spacious lounge, dining room and fitted kitchen with rear lobby leading to the bathroom furnished with a three-piece suite on the ground floor. A fixed staircase ascends to the first floor which boasts two good bedrooms.

Externally there is a low maintenance garden to the front, enclosed to the boundary by wrought iron fencing. A shared side passage leads to the rear ten-foot, and a gate in the fencing which encloses the rear opens to a low maintenance courtyard with wooden storage shed.

Taken together, the accommodation on offer is ideal for those who require easy access to the A164 and multiple routes to the Hull City centre and surrounding villages.

Early viewing is advised.

## The Accommodation Comprises

### Ground Floor

Lounge 12'5" x 11'10" (3.81 x 3.63 )



Composite entrance door, UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and decorative wood surround and laminate flooring.

Dining Room 10'5" x 9'2" (3.18 x 2.81 )



UPVC double glazed window, central heating radiator, under stairs storage and laminate flooring.

Kitchen 10'7" x 5'11" (3.23 x 1.81 )



UPVC double glazed window, central heating radiator, tile effect laminate flooring and fitted with

a range of floor and eye level units, two contemporary worktops with splashback tiles above, sink with mixer tap, provision for a gas cooker with extractor hood above and plumbed for an automatic washing machine.

### Rear Lobby

UPVC double glazed door, built in storage cupboard and tiled effect laminate flooring.

### Bathroom



UPVC double glazed window, central heating radiator, mostly tiled to splashback areas with tiled flooring and fitted with a three-piece suite comprising panelled bath with mixer tap / shower with waterfall shower, pedestal sink with mixer tap and low flush W.C.

### First Floor

#### Landing

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

Bedroom One 10'5" x 11'11" (3.20 x 3.65 )



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

## Bedroom Two 10'5" x 8'9" (3.20 x 2.69 )



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

## External



Externally there is a low maintenance garden to the front, enclosed to the boundary by wrought iron fencing. A shared side passage leads to the rear ten-foot, and a gate in the fencing which encloses the rear opens to a low maintenance courtyard with wooden storage shed.

## Tenure

The property is held under Freehold tenureship

## Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH081035000

Council Tax band - A

## EPC Rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Three / O2 / Vodafone

Broadband - Standard 15 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

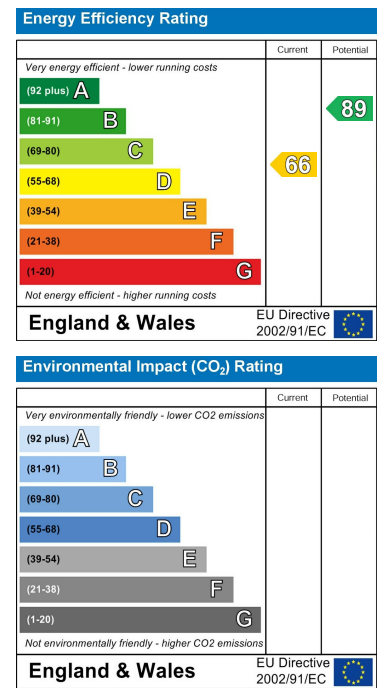


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.