

# Whitakers

Estate Agents



## 9 George Street, Cottingham, HU16 5QU

**£200,000**

Whitakers Estate Agents are pleased to introduce this immaculate mid-terrace house which is conveniently placed within the centre of the Cottingham village to take advantage of the abundance of local amenities, leisure facilities and transport links the area is renowned for.

The residence briefly comprises : entrance lobby, spacious bay fronted lounge and contemporary fitted kitchen to the ground level. A fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom and a bathroom suite furnished with a three-piece suite.

Externally there is a gravelled front garden with well stocked borders and fencing to the perimeter. The kerb has been lowered to accommodate off-street parking and a path leads to the entrance door.

The rear garden is also low maintenance in design being laid to lawn with faux grass and enjoying patio seating areas. The residence also benefits from having three wooden storage sheds, an outside tap and access to the ten-foot via a gate in the boundary fencing.

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



The accommodation comprises



Front external



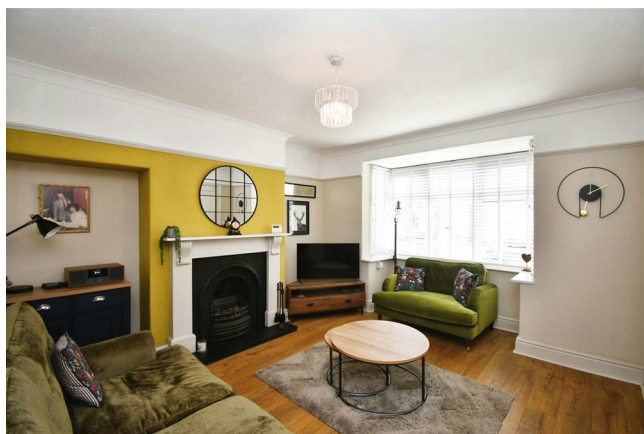
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Ground floor

Entrance hall

composite entrance door, central heating radiator and laminate flooring. Leading to:

Lounge 14'4" x 13'10" (4.38 x 4.22 )



UPVC double glazed bay window, central heating radiator, feature fireplace with slate hearth and marvelled surround and laminate flooring.

Kitchen 9'4" x 17'0" (2.86 x 5.20 )



UPVC double glazed door to the rear garden, two UPVC double glazed windows, central heating radiator, under stairs storage cupboard and fitted with a range of floor and eye level units, two contemporary worktops, sink with mixer tap and a range of integrated appliances including oven with hob, fridge freezer and washer dryer.

Landing

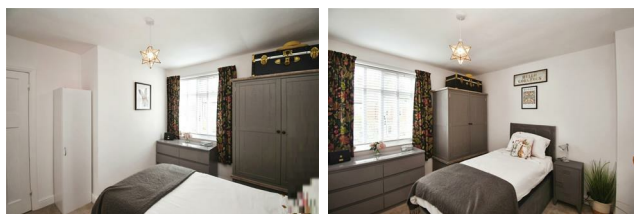
With access to the loft hatch and carpeted flooring. Leading to:

Bedroom one 10'11" x 11'1" (3.34 x 3.39 )



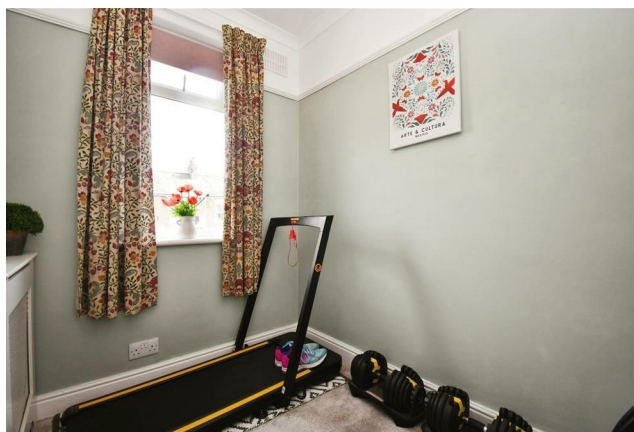
UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom two 10'11" x 11'0" (3.34 x 3.36 )



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

Bedroom three 7'5" x 5'7" (2.27 x 1.72 )



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

## Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring and furnished with a three piece suite comprising L- shaped panelled bath with dual taps and mixer shower, pedestal sink with dual taps and low flush W.C.

## Rear external



The rear garden is also low maintenance in design being laid to lawn with faux grass and enjoying patio seating areas. The residence also benefits from having three wooden storage sheds, an outside tap and access to the ten-foot via a gate in the boundary fencing.

## Key features

- Three bedroom mid-terrace property
- Sought after location in the Cottingham village centre
- Off-street parking
- Well maintained rear garden
- Immaculately presented throughout

## Tenure

The property is held under Freehold tenureship.

## Council Tax band

Local Authority - East Riding Of Yorkshire  
Local authority reference number - COH156009000  
Council Tax band - B

## EPC rating

EPC rating - C

## Material Information

Construction - Standard  
Conservation Area - Cottingham  
Flood Risk -No risk  
Mobile Coverage / Signal -  
Broadband - Basic 21 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.

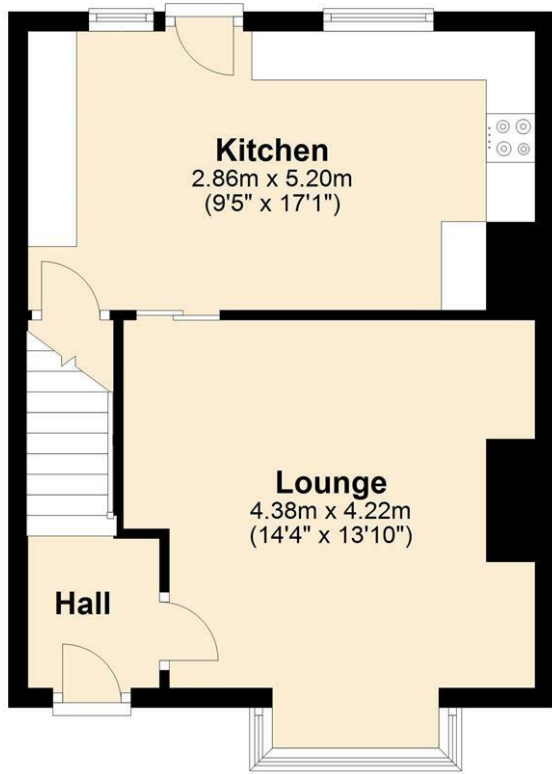
## Whitakers Estate Agent Declaration

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.

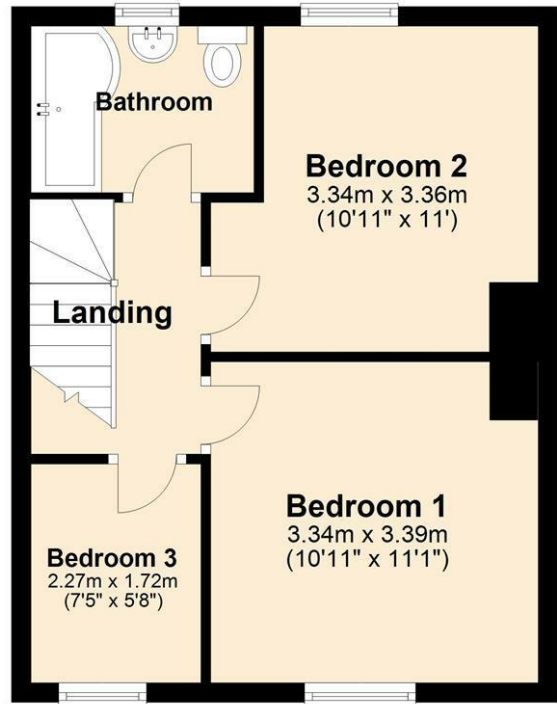


# Floor Plan

## Ground Floor



## First Floor

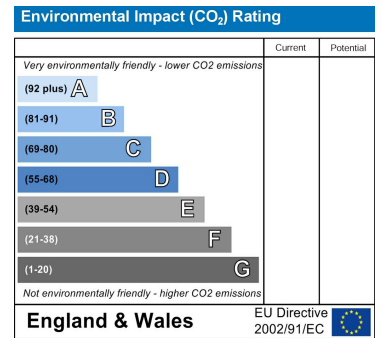
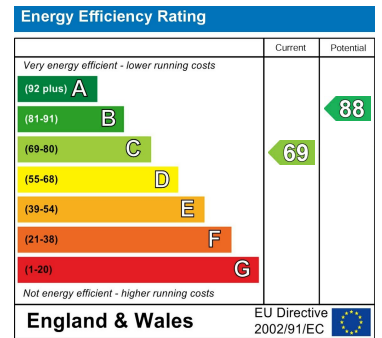


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.