

# Whitakers

Estate Agents



## 7 Cottage Drive, Hull, HU10 7PE

**£435,000**

Whitakers Estate Agents are pleased to introduce this immaculate detached dormer bungalow which has been enhanced throughout to provide ample contemporary living space across both floors.

The property is established on Cottage Drive - a sought-after location within the Kirk Ella village that is renowned for its historical significance and abundance of local amenities including the Hull Golf Club, dining facilities and shops. Highly accessible transport links and routes also connect the residence to further facilities such as the Haltemprice Leisure Centre with accompanying playing fields and shopping parks, but also lead to the Hull City Centre and surrounding villages.

In brief, the accommodation comprises large entrance hall, cloakroom/shower room opening to a double bedroom, a master bedroom with en-suite bathroom and 'L' shaped open plan lounge / kitchen to the ground level. A grand staircase ascends to the first-floor landing space where there is access to the loft area, a double bedroom and shower room. The property benefits from gas central heating with remote Nest control.

Externally to the front aspect there is a large garden which is partly laid to lawn with side driveway to accommodate off-street parking and leading to the double width garage which is accessed via an electric up and over door and personnel side door. A side gate opens to the generously sized rear garden which is mainly laid to lawn with gravelled borders and patio seating areas.

Taken together, the residence is ideal for those searching for a home they can move into with immediate effect upon completion and reside within the catchment of 'Ofsted' highly rated schools.

The accommodation comprises

Ground floor

Entrance hall



Aluminium framed double glazed entrance door with side windows, central heating radiator, under stairs storage cupboard together with cloaks/storage cupboard and carpeted flooring.

Ground floor cloakroom/shower room



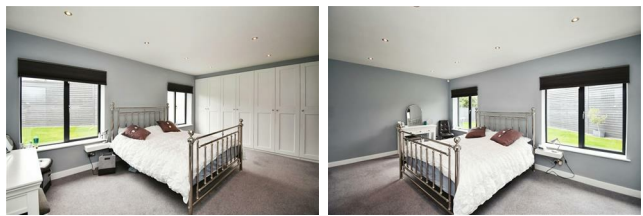
Aluminium framed double glazed window, central heating radiator, partly tiled with tiled flooring and furnished with a three-piece suite comprising walk in enclosure with mixer shower, vanity wash basin with mixer tap and low flush W.C. Leading to:

Bedroom two 10'9" x 14'11" (3.30 x 4.55 )



Aluminium framed double glazed window, central heating radiator and carpeted flooring.

Master bedroom 11'8" x 18'11" (3.56 x 5.79 )



Two aluminium framed double glazed windows, central heating radiator, fitted wardrobes and carpeted flooring.

En-suite



Aluminium framed double glazed window, central heating radiator, partly tiled with tiled flooring and furnished with a four piece suite comprising contemporary freestanding bath with waterfall tap and mixer shower, walk in enclosure with waterfall shower, vanity wash basin with mixer tap and low flush W.C.

Lounge 17'8" x 14'9" (5.40 x 4.52 )



Aluminium framed double glazed window, central heating radiator, feature fireplace housing built in Stovax log burner and carpeted flooring.

### Kitchen 11'9" x 23'3" (3.59 x 7.10 )



Aluminium framed bi-fold doors to the rear garden, aluminium framed double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with upstand above, sink with mixer tap and fitted with a range of integrated appliances including : built in oven and combination microwave, induction hob with hood above, fridge-freezer, dishwasher and wine cooler.

### First floor

#### Landing

With walk-in access to the loft space with potential for conversion to fourth bedroom, subject to building regulations, sky light, utility cupboard and carpeted flooring. Leading to:

### Bedroom three 12'0" x 14'11" (3.67 x 4.56 )



Aluminium framed double glazed window, central heating radiator and carpeted flooring.

### First floor shower room



Aluminium framed double glazed window, central heating radiator, fully tiled with tiled flooring and furnished with a three piece suite comprising walk in enclosure with mixer shower, vanity wash basin with mixer tap and low flush W.C.

### External



Externally to the front aspect there is a large garden which is partly laid to lawn with side driveway to accommodate off-street parking and leading to the double width garage which is accessed via an electric up and over door and personnel side door. A side gate opens to the generously sized rear garden which is mainly laid to lawn with gravelled borders, patio seating areas and wooden log store.

### Tenure

The property is held under Freehold tenureship

### Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK084007000

Council Tax band - E

### EPC rating

EPC rating - TBC

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - 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

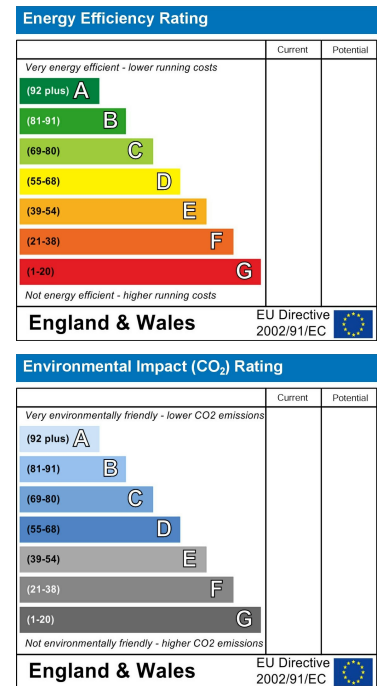


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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