

Whitakers

Estate Agents



2 Albert Terrace, College Street, Hull, HU7 4UN

Offers Over £120,000

Whitakers are delighted to offer this immaculately presented 2 bedroom character cottage to the market!

Having been much improved by the current owners, the property is ideally situated just off College Street in the heart of historic Sutton village within walking distance of local shops and amenities! Also benefiting from excellent transport links around the City, the property really does need to be viewed internally to be fully appreciated.

Being perfect for first time buyers and down-sizers alike, the property briefly comprises; lounge with log-burner, dining area, fitted kitchen, rear lobby and stunning shower room to the ground floor whilst to the first floor there are two generously sized bedrooms.

Also benefitting from off road parking to the front of the property and an enclosed rear yard with storage shed to the rear together with uPVC glazing and gas central heating, the property is sure to prove popular hence early viewing is highly recommended!

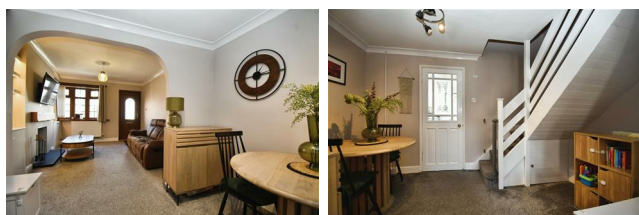
The Accommodation Comprises

Lounge 13' x 11'8 (3.96m x 3.56m)



uPVC front entrance door into lounge with uPVC bow window to front aspect, central heating radiator, fireplace with log-burner and carpeted flooring extending into....

Dining Area 8' x 11'8 (2.44m x 3.56m)



Carpeted flooring, central heating radiator, space for family dining and stairs to first floor. Internal door into....

Kitchen 11'6 x 5'6 (3.51m x 1.68m)

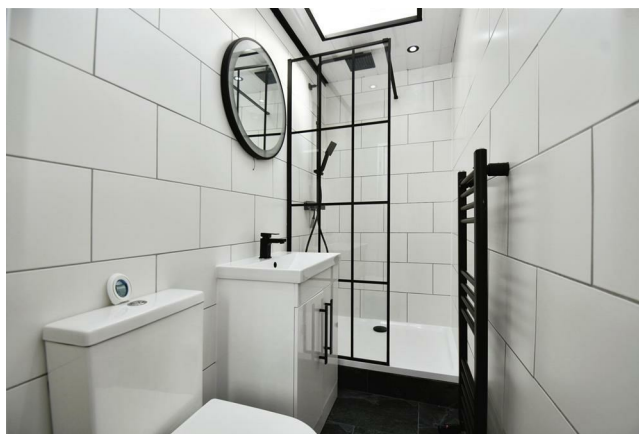


Modern kitchen with a range of fitted wall and base units, contrasting work surfaces and splash-backs. 4 ring halogen hob with extractor over and electric fan oven below, ceramic sink/drainage with mixer taps over and plumbing for under counter washing machine. Tiled flooring, panelled walls, ceiling spot-lights, chrome radiator/towel rail, uPVC window to rear and internal door into....

Rear Lobby 2.34m x 1.22m

Handy lobby area with tiled flooring, uPVC door into rear yard and internal door into....

Bathroom 7'8 x 4'



Stunning contemporary shower room comprising walk in shower with dual head mains shower and glazed screen, low flush wc and vanity sink unit. Heated towel rail, tiling to walls and floor, ceiling spot lights and sky-light.

First Floor Landing

Stairs from dining area rising to first floor landing with carpeted flooring.

Bedroom One 9' x 11'9 (2.74m x 3.58m)



Spacious double bedroom with uPVC window to front aspect, carpeted flooring, central heating radiator and feature wall panelling.

Bedroom Two 8' x 8'6 (2.44m x 2.59m)



Generously sized second bedroom with uPVC window to rear, carpeted flooring and central heating radiator

Outside



To the front of the property there is allocated parking whilst to the rear is an enclosed block paved yard with walls to perimeters and gate access to the rear whilst the brick built storage shed has uPVC door and window together with full electric supply.

Tenure

Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC Rating D

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 sales 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.

Material Information:

Construction - Brick/Tile

Conservation Area - Sutton Village

Flood Risk - Very Low

Mobile Coverage/Signal -

Broadband - Basic 5 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

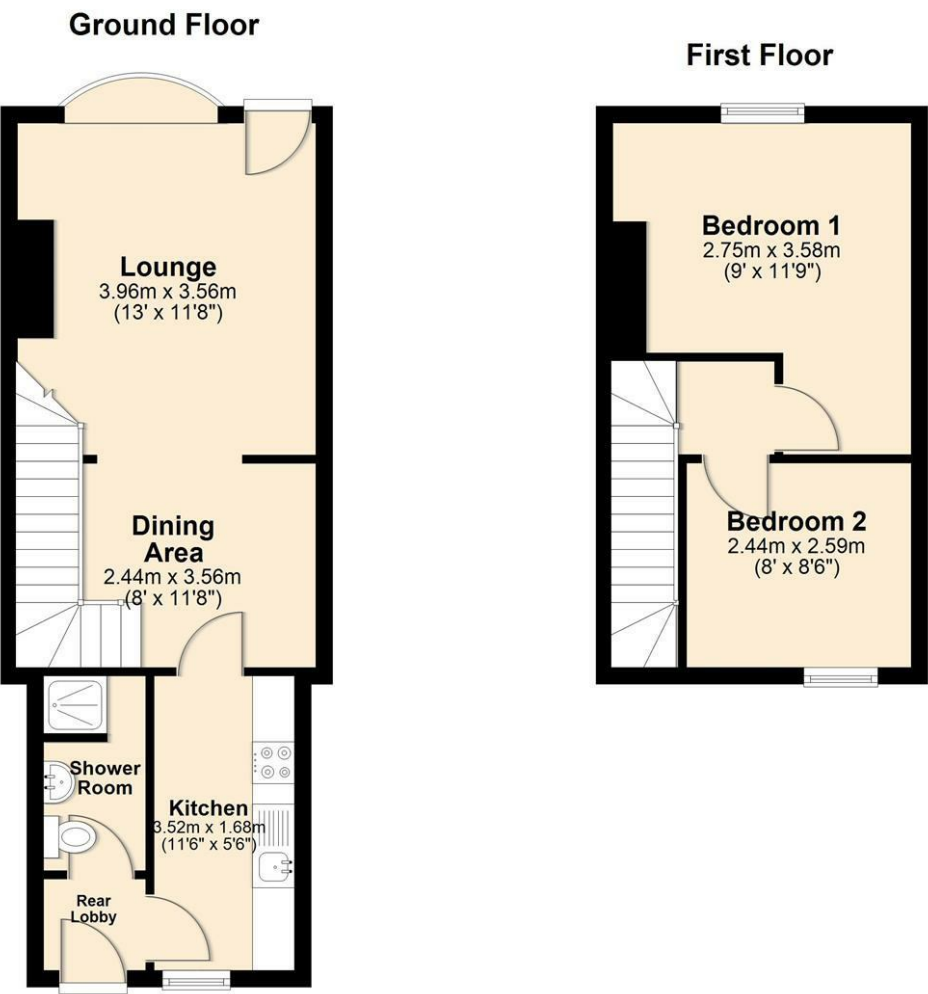
Coalfield or Mining Area - No

Planning - No

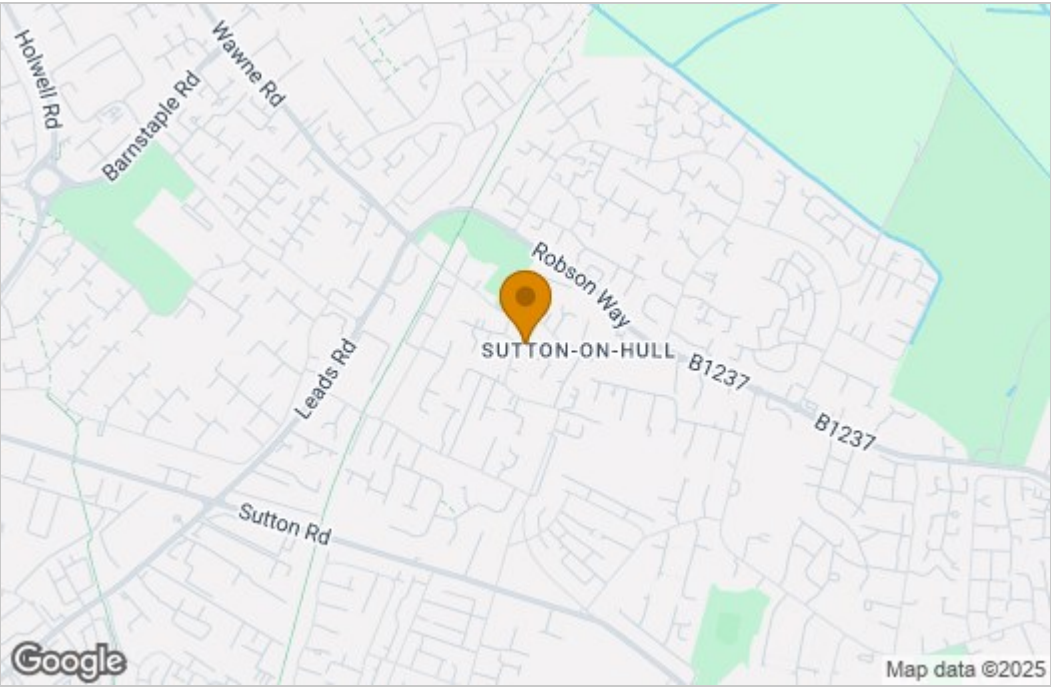
Whitakers Estate Agent Declaration:

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.

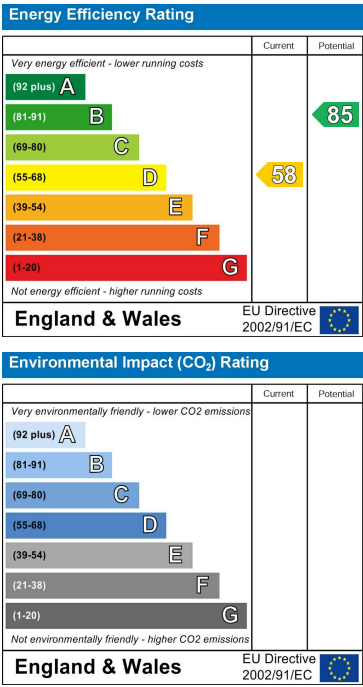
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.