

Whitakers

Estate Agents



2 Ivy Cottages, Wawne Road, Hull, HU7 4YH

£75,000

This 2 bedroom cottage is available to purchase with NO ONWARD CHAIN!

Situated in a popular and sought after area, ideally placed for local shops and amenities, the property enjoys excellent transport links around the City and is just a short walk from Sutton Village.

In need of some modernisation, this nonetheless offers an outstanding opportunity for a discerning purchaser to really put their own stamp on charming property in a very desirable location.

Briefly comprising; entrance hallway, lounge and dining kitchen to the ground floor, there are 2 well proportioned bedrooms and a family bathroom to the first floor.

Also having the benefit of a spacious rear garden, gas central heating and uPVC double glazing, viewings are available via our office!

The Accommodation Comprises

Entrance Hallway

Composite door into entrance hallway with stairs to first floor.

Lounge 13'3 x 12'6 (4.04m x 3.81m)



UPVC window to front aspect, laminate flooring, central heating radiator and fireplace with electric inset fire.

Dining Kitchen 11'11 x 13'6 (3.63m x 4.11m)



Fitted wall and base units with contrasting work surfaces and tiled splashbacks. 4 ring gas hob with electric fan oven below, 1 1/4 bowl sink with mixer taps and plumbing for automatic washing machine. Laminated flooring, under stair storage cupboard, internal window to lounge and UPVC window and French doors into rear garden.

First Floor Landing

Stairs from entrance hallway to first floor landing

Bedroom One 13'2 x 12'5 (4.01m x 3.78m)



With UPVC window to front aspect, central heating radiator, fitted wardrobes and storage cupboard.

Bedroom Two 12' x 7'7 (3.66m x 2.31m)



With UPVC window to rear aspect, central heating radiator and wall mounted combi-boiler.

Bathroom 8'9 x 4 (2.67m x 1.22m)



White suite comprising panel bath with mixer/shower taps, pedestal hand wash basin and low flush wc with heated towel rail, wall tiling to water sensitive areas and UPVC window to rear aspect.

Outside



To the front of the property is a small courtyard with wrought iron fencing and gate. To the rear is a concrete patio area leading to the spacious rear garden.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

Awaited

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 - No

Flood Risk - No Risk

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

Broadband - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

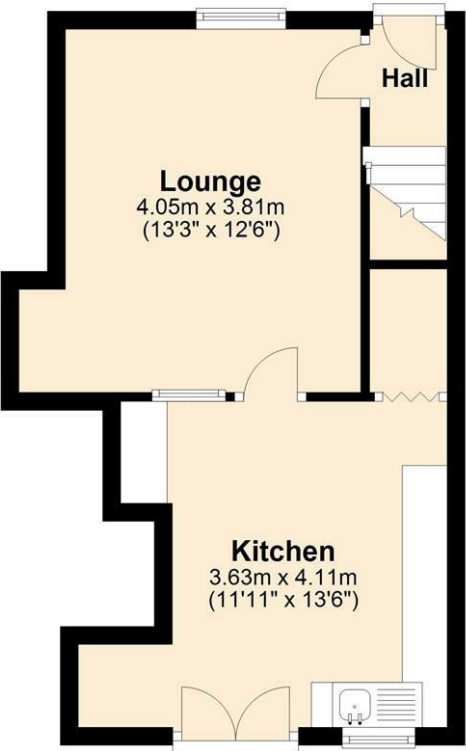
Planning - None specific to the property

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

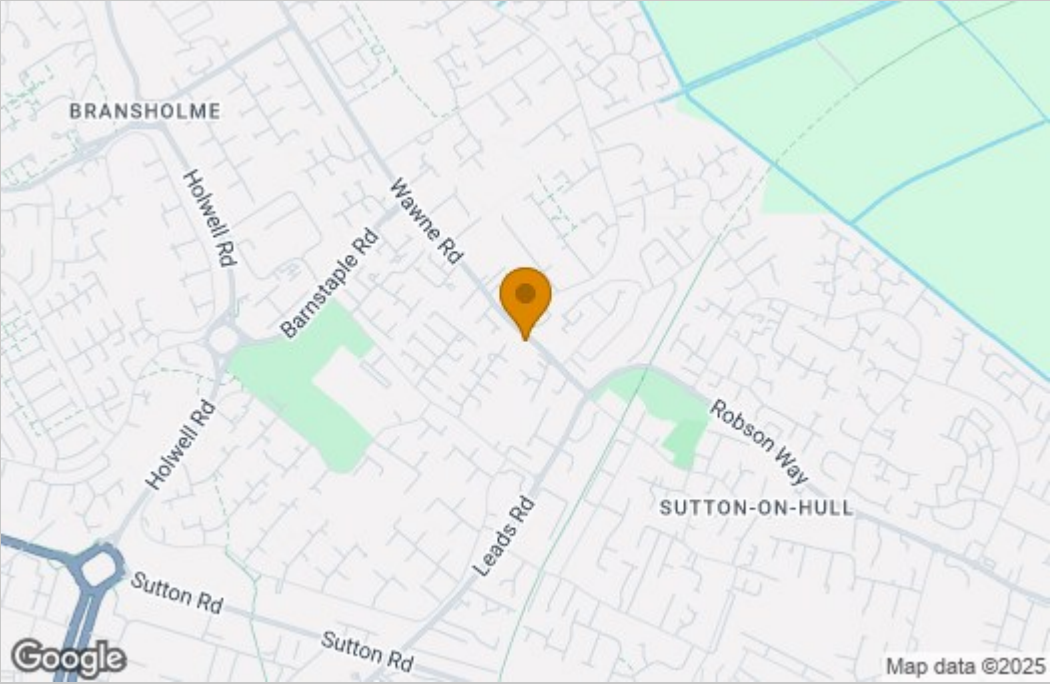


First Floor

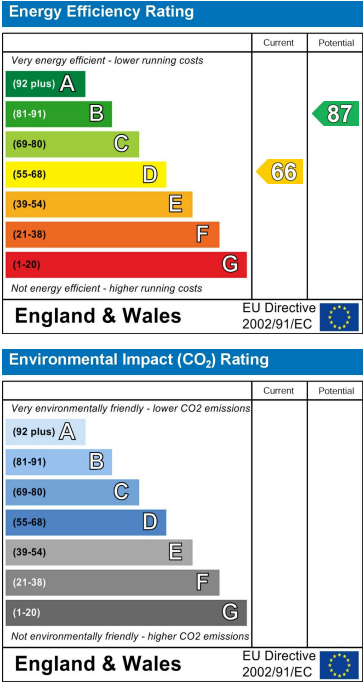


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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