



92 Cotterdale

Sutton Park, Hull

HU7 4AE

Guide Price £140,000

We offer onto the market this 3 Bedroom dormer-style, semi detached house benefiting from gas radiator central heating and uPVC double glazing. The property which requires improvements and a refurbishment programme but offers great potential as a family home. The property which is offered with NO CHAIN INVOLVED, briefly comprises Entrance Hall, Bathroom/WC (off), spacious Lounge leading to Dining Area, Kitchen with fitted units and on the first floor, 3 Bedrooms (one with fitted wardrobes). Outside there are low-maintenance gardens to the front and rear together with a semi-detached concrete-sectional Garage. Situated on this very popular development.



Property Features

- Semi-Detached Dormer-Style House
- 3 Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Low-Maintenance Gardens
- Semi-Detached Garage
- Requires Refurbishment
- No Chain Involved

Full Description

LOCATION

The property is situated on this very popular residential development close to local facilities with a range of local shops, public transport, schools and convenient travelling distance for Kingswood and Hull city centre itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With an entry door, uPVC double glazed window which overlooks the side, laminate flooring, double central heating radiator, staircase leading to the first floor with understairs storage cupboard.

BATHROOM (OFF)

8' 9" x 6' 10" (2.67m x 2.08m)

With a panelled bath having mixer tap and shower over, pedestal wash hand basin, low level WC, walls are part-tiled, uPVC obscured double glazed window which overlooks the side, tiled flooring, double central heating radiator, cornice to the ceiling.

LOUNGE

18' 0" x 11' 0" (5.49m x 3.35m)

With a uPVC double glazed window which overlooks the front, cornice to the ceiling, TV point, fireplace with inset and heath and electric fire, double central heating radiator. Archway leading to:-

DINING ROOM

9' 10" x 9' 9" (3m x 2.97m)

With uPVC double glazed window which overlooks the rear, cornice to the ceiling, single central heating radiator.

KITCHEN

12' 4" x 9' 11" (3.76m x 3.02m)

With fitted base and wall-mounted units with worktop surface areas, built-in under-oven, four ring electric hob, built-in microwave, stainless steel single sink and drainer with mixer tap, uPVC double glazed window which overlooks the side, half obscured uPVC double glazed door which leads to rear garden, uPVC double glazed side window, plumbing for automatic washing machine, central heating radiator, laminate flooring, cornice to ceiling.

FIRST FLOOR

LANDING

With uPVC double glazed window which overlooks the side, dado rail, walk-in storage cupboard, access to the loft with drop-down ladder and housing boiler serving central heating and hot water.

BEDROOM 1



Full Description

14' 2" x 10' 0" (4.32m x 3.05m)

With cornice to the ceiling, single central heating radiator, uPVC double glazed window which overlooks the rear.

BEDROOM 2

14' 10" x 9' 10" (4.52m x 3m)

With fitted wardrobes, single central heating radiator, uPVC double glazed window which overlooks the rear.

BEDROOM 3

12' 5" x 11' 5" (3.78m x 3.48m)

Measured at widest points. With uPVC double glazed window which overlooks the front, cornice to the ceiling, single central heating radiator.

OUTSIDE

To the front of the property there is a garden area with path and to the rear, there is a low-maintenance garden which is mainly gravelled and paved with brick-walling, gate. There is also a semi-detached concrete-sectional Garage with up-and-over door.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR

GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

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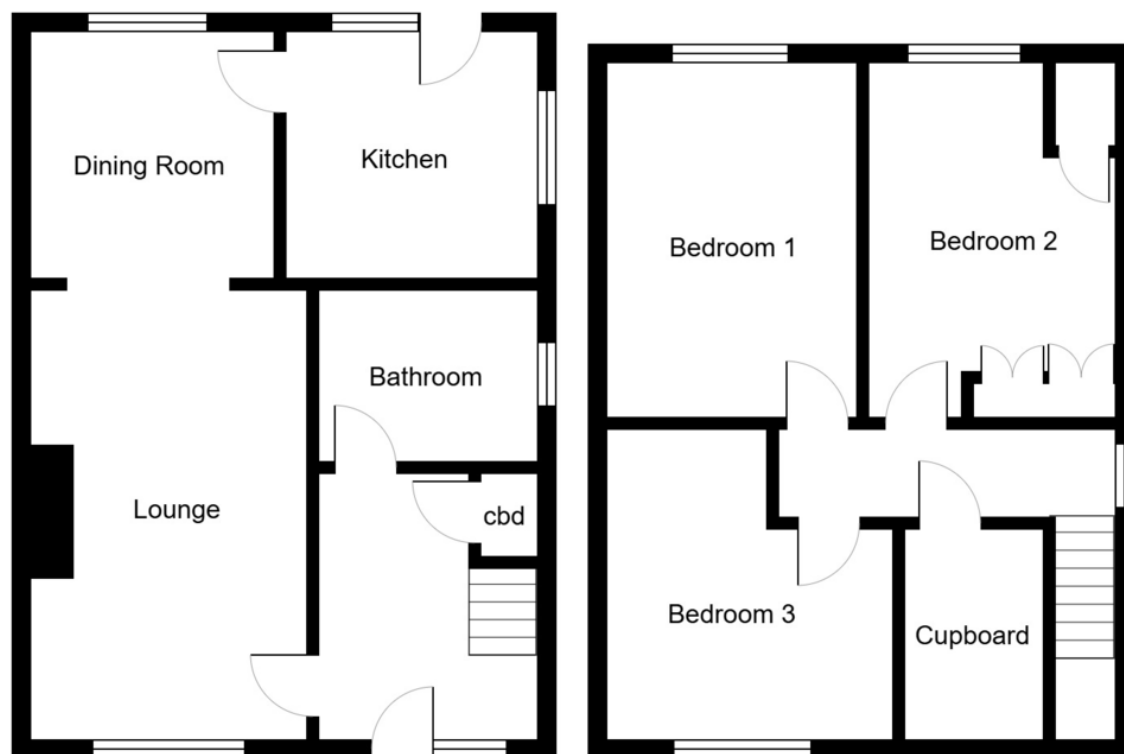
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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