

Whitakers

Estate Agents



278 Cottingham Road, Hull, HU6 8QA

Asking Price £295,000

No Onward Chain

This deceptively spacious three bed semi detached property is offered to the market with no onward chain, situated in a sought after residential location, close to the University and benefiting from easy access to a wide range of amenities and great local schools making this an ideal option for the growing family looking to put their own stamp onto a property.

The main features include - Porch, entrance hallway, front lounge, open plan dining room with French doors that open out to the garden, fitted kitchen, utility room, useful shower room, W.C and conservatory.
The first floor boasts three good bedrooms (master fitted) (beds two and three with built in storage)
the Family bathroom suite, separate shower room and W.C.

The real show stopper however is the large mature rear garden, mainly laid to lawn with mature well stocked mature borders with plants / shrubs and trees and further secret garden which is mainly laid to gravel stone and enclosed to the boundary.

The front garden is mainly gravel for off street parking for multiple cars and side drive leading to the brick built garage.

This property would benefit from some cosmetic TLC /modernisation however priced to reflect the work needed, and gives any potential purchaser the chance to put their own stamp onto the property to create a forever

Accommodation Comprises

Entrance

UPVC double glazed front door leading to the porch.

Porch

Wooden door leading to the hallway, tiled floor and walls.

Hallway

Double glazed window, understairs storage and radiator.

Lounge 16'9 max x 14'0 (5.11m max x 4.27m)



UPVC double glazed bay window, gas fire with marble inset and hearth and wood surround. Wall mounted lights and radiator.

Dining Room 10'6 x 15'9 (3.20m x 4.80m)



UPVC French doors, wall mounted lights and radiator.

Kitchen 14'9 max 10'1 (4.50m max 3.07m)



Two UPVC double glazed windows, a range of base, wall and drawer units with work tops over and splash back tiles. Double oven and hob with hood over, sink unit with mixer tap and drainer to the side.. Storage cupboard and radiator.

Rear Lobby

Wooden rear door and tiled flooring.

Utility Room 7'2 x 8'5 (2.18m x 2.57m)



A range of base, wall and drawer units with work tops above, plumbing for an automatic washing machine and radiator.

Conservatory



Double glazed windows and wooden floor.

First Floor

Bedroom One 16'9 max x 14'0 (5.11m max x 4.27m)



UPVC double glazed bay window, fitted wardrobe and radiator.

Bedroom Two 15'4 max x 10'6 (4.67m max x 3.20m)



UPVC double glazed bay window, built in wardrobe and radiator.

Bedroom Three 11'9 max x 9'9 (3.58m max x 2.97m)



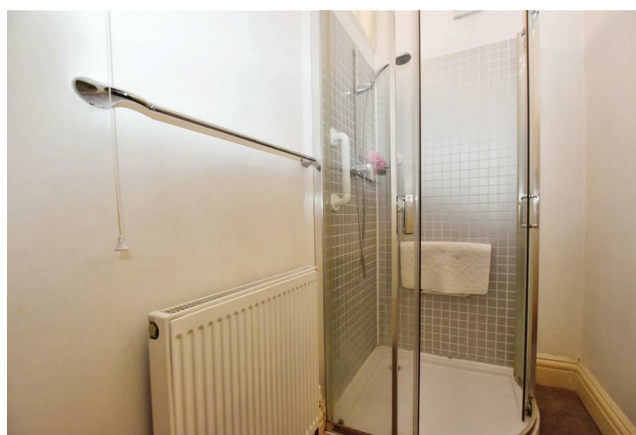
UPVC double glazed window, built in storage and radiator.

Bathroom



Panelled bath and pedestal sink unit.

Shower Room



Two windows, walk in enclosed shower and radiator.

WC

UPVC double glazed window, WC and sink unit.

Externally



Large mature rear garden, mainly laid to lawn with mature well stocked mature borders with plants / shrubs and trees and further secret garden which is mainly laid to gravel stone and enclosed to the boundary.

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Tenure

The property is freehold.

Council Tax Band

Council Tax band D.

Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Low

Mobile Coverage EE/ Vodafone/ 02 / Three
Broadband - Basic 7mbps Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional products and services

Whitakers 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.

Disclaimer

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.

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Sales valuations

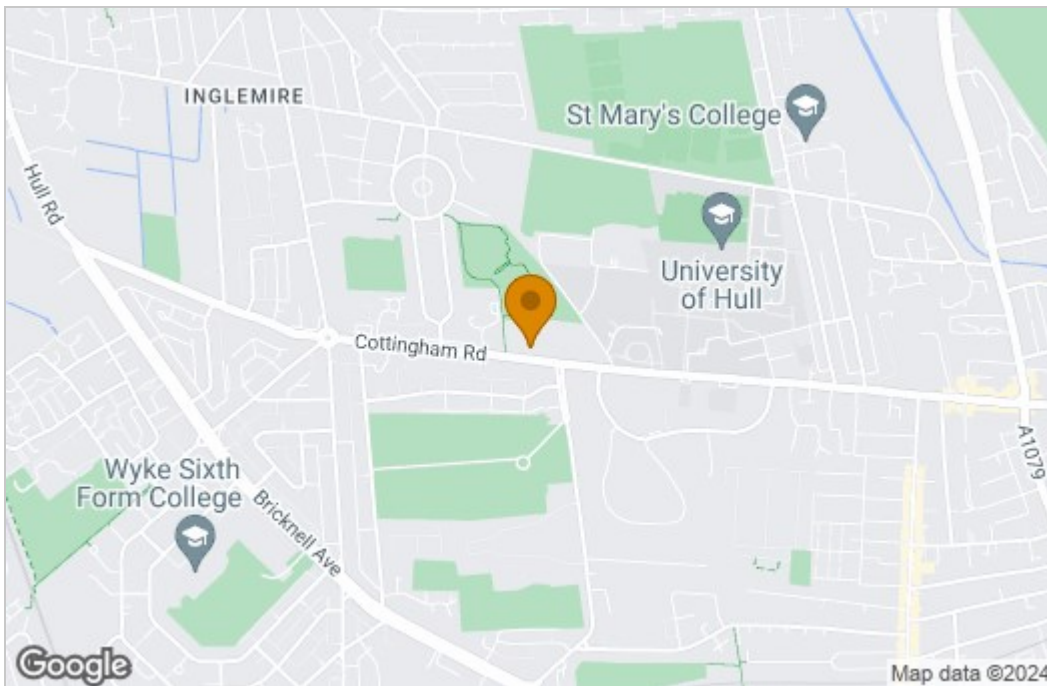
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

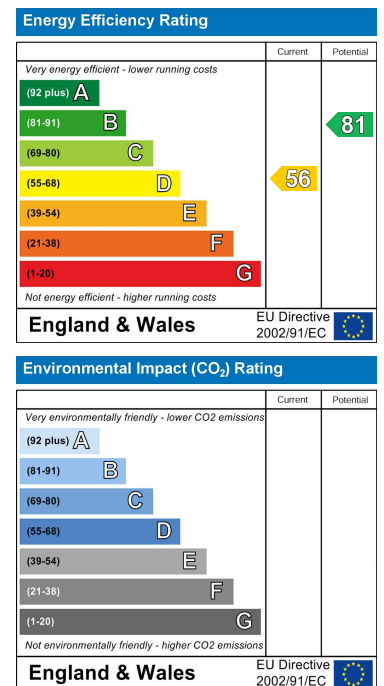


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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