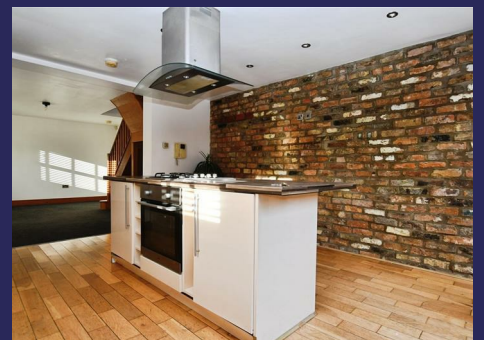


# Whitakers

Estate Agents



## The Old Coach House 2A Watson Street, Hull, HU7 4UR

**Asking Price £165,000**

SITUATED IN THE HEART OF THE POPULAR VILLAGE OF SUTTON- ON- HULL, THIS CHARMING PERIOD COTTAGE IS JUST A STROLL WAY FROM THE FABULOUS ARRAY OF AMENITIES THAT ARE AVAILABLE AND WILL APPEAL TO THE FIRST TIME BUYER AND THE PURCHASER LOOKING TO DOWN SIZE.

THE ACCOMMODATION BRIEFLY COMPRISES LOUNGE, TO OPEN PLAN FITTED KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

BRIMMING WITH CHARACTER, APPOINTMENTS TO VIEW INTERNALLY ARE ENCOURAGED



### LOUNGE 14'4" x 12'4" (4.39 x 3.76)



Windows to the front aspect and staircase off.  
Opens to:

### FITTED KITCHEN 13'7" x 12'2" (4.16 x 3.72)



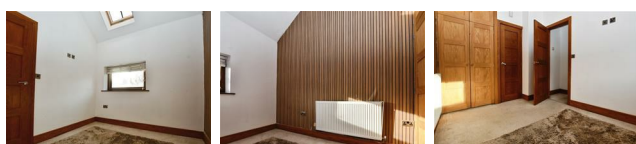
A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with monobloc tap and there is a matching breakfast bar. French Doors and screens to the courtyard and window to the front aspect allowing plenty of natural light, spotlights to the ceiling, rustic brick exposed walls, timber flooring and integrated appliances include an electric oven, four ring gas hob and over head extractor canopy and a fridge/freezer.

### BEDROOM ONE 13'7" x 12'3" (4.16 x 3.75)



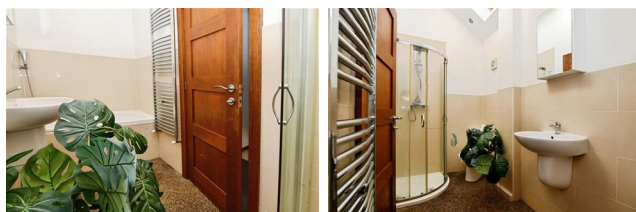
A feature arched window and two "Velux " style windows, spotlights to the ceiling, fitted wardrobe and a radiator.

### BEDROOM TWO 12'4" x 8'3" (3.77 x 2.54)



Window to the front aspect and a "Velux" style window. Built in storage cupboard, fitted wardrobe, over head cupboard and a radiator.

### BATHROOM 10'2" x 8'3" (3.10 x 2.54)



A white suite to comprise panelled bath, wash hand basin with half pedestal and a low level wc, Half tiled walls, a resin floor covering, an extractor fan, radiator and there is a plumbed shower unit within an independent corner enclosure.

### OUTSIDE



An enclosed cobbled courtyard.

#### Tenure

This property is Freehold.

#### Council Tax

Hull City Council  
Band B

#### EPC

Awaiting EPC.

#### 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 under tiled roof

Conservation Area -Yes

Flood Risk -Low

Mobile Coverage/Signal -Yes

Broadband - Yes

Coastal Erosion - No

Coalfield or Mining Area -No

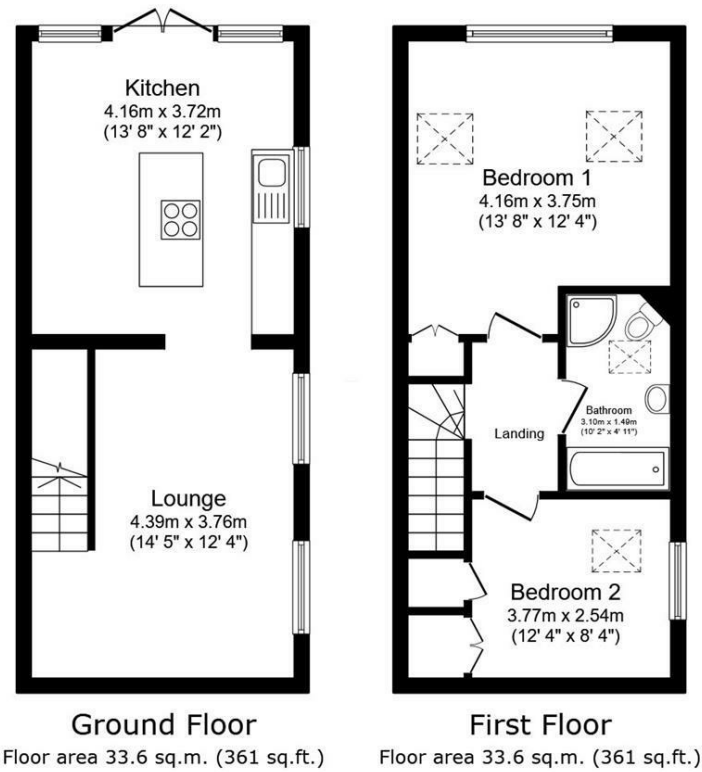
Planning -No

#### 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



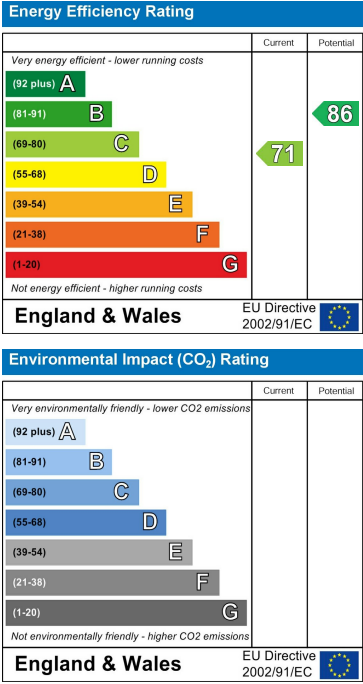
Total floor area: 67.1 sq.m. (722 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.