Whitakers
Estate Agents









39 Cotterdale, Hull, HU7 4AA

Asking Price £125,000

Entrance Hall
With staircase off and a radiator.

Lounge




A square bay window to the front aspect, Adam style fire surround with marble effect back and hearth and a radiator.

Dining Area



Window to the rear aspect and radiator.

Kitchen



Fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Window to the rear aspect and partially tiled walls.

Conservatory



Tiled floor and a radiator

Bedroom One




Window to the front aspect, fitted wardrobes, over head cupboards, dressing table unit and drawers and a radiator.

Bedroom Two



Window to the rear aspect, fitted wardrobes and a radiator

Bedroom Three



Window to the front aspect, the bulk head and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. . Tiled walls and floor, spotlights to the ceiling, a heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side

Gardens





Situated on a good sized plot with gardens to three sides

Garage



Rear vehicular access to a single garage

Council Tax

Hull City Council tax band B

Tenure

Freehold

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.

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.

Material Information:

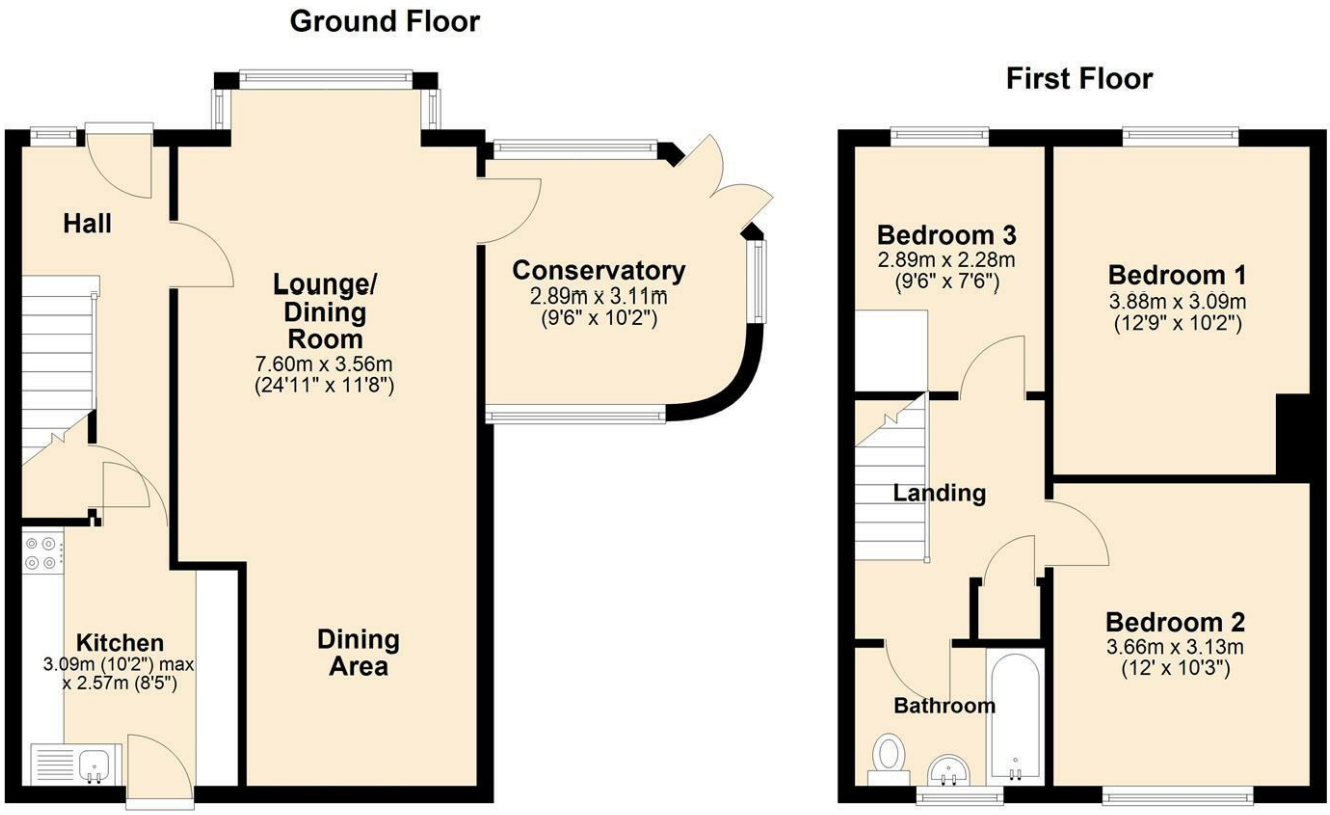
Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -EE/Vodafone/Three/O2
Broadband - Basic 19 Mbps Ultrafast 5500 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Offering on a property

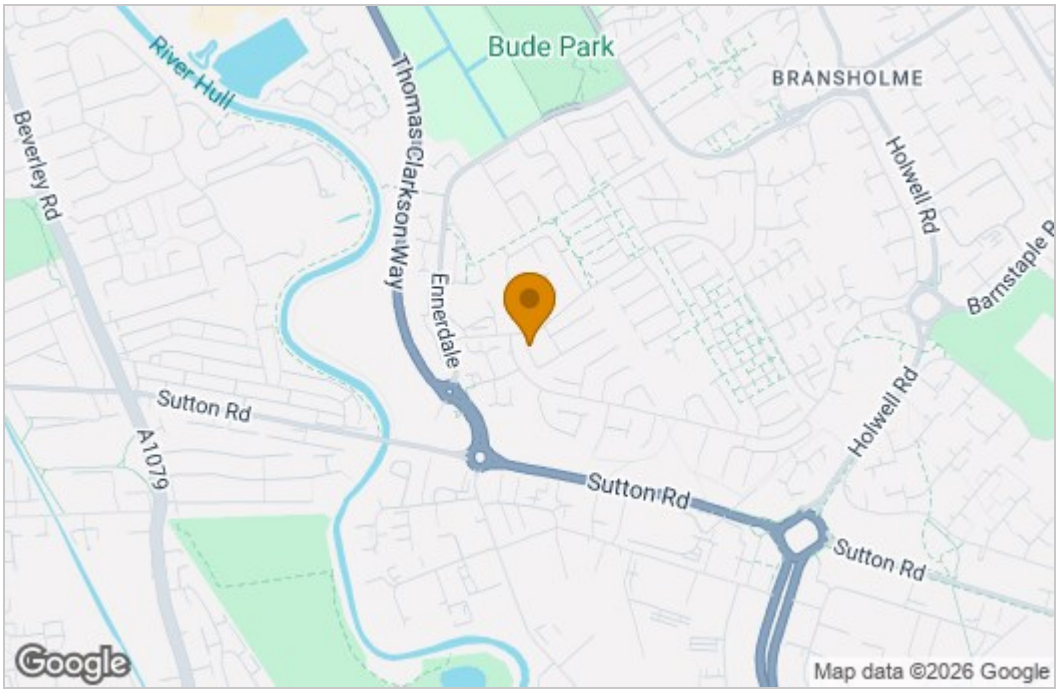
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

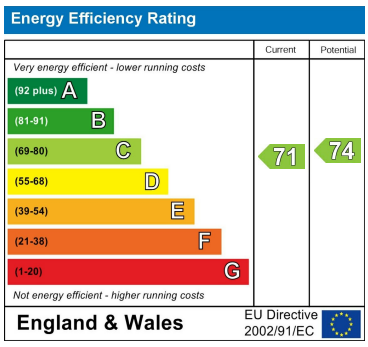
Floor Plan

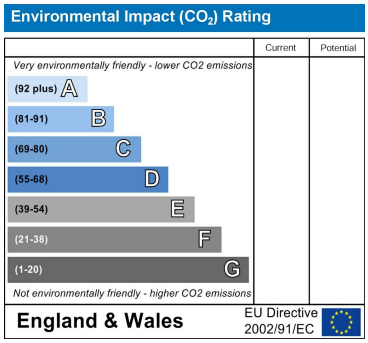


Area Map



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.

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