

# Whitakers

Estate Agents



## 175 Finkle Street, Cottingham, HU16 4AU

**£180,000**

\*\* NO ONWARD CHAIN \*\*

Whitakers Estate Agents are pleased to present this traditional mid-terrace property, thoughtfully enhanced to retain its original character while incorporating contemporary design elements.

The property is accessed via a porch, leading into a bay-fronted lounge and a dining room with an adjoining kitchen and ground-floor bathroom. A discreet staircase from the dining room provides access to the first floor, which comprises two well-proportioned double bedrooms.

Externally, the property benefits from an enclosed, low-maintenance courtyard to the front. French doors from the dining room open onto a patio and gravelled garden, complemented by raised planting borders. A gate in the boundary fencing provides access to a vehicle-accessible ten-foot.

This property is particularly well suited to first-time buyers or young families seeking spacious accommodation in a convenient location, with the added advantage of Cottingham village's well-regarded amenities and transport links.

The accommodation comprises

Front external



Ground floor

Porch

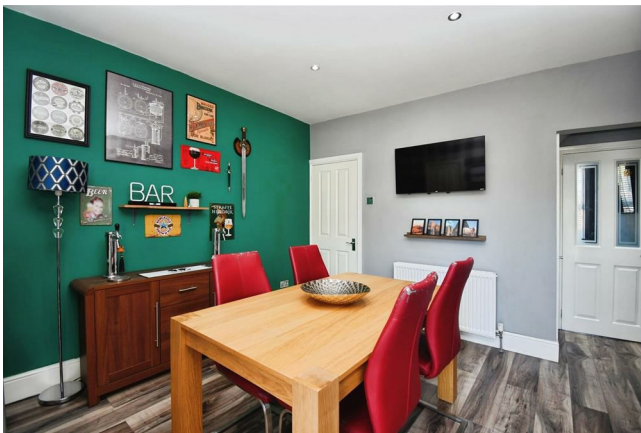
Composite entrance door with side windows, and laminate flooring.

Lounge 12'10" x 12'3" (3.92 x 3.75 )



UPVC double glazed bay window, central heating radiator, and carpeted flooring.

Dining room 12'3" x 11'11" (3.75 x 3.65 )



UPVC double glazed French doors, central heating radiator, feature fireplace, under stairs storage cupboard, and laminate flooring. A door

opens onto a fixed staircase that rises to the first floor.

Kitchen 12'0" x 6'10" (3.68 x 2.09 )



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with dual taps, and low flush W.C.

First floor

Landing

Carpeted flooring, and leading to :

### Bedroom one 12'4" x 12'0" (3.78 x 3.68 )



UPVC double glazed window, central heating radiator, over stairs storage area, and carpeted flooring.

### Bedroom two 12'4" x 11'1" (3.77 x 3.39 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

### External

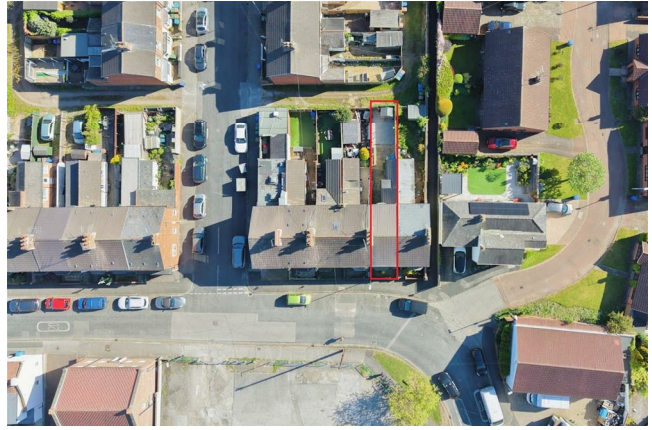


Externally, the property benefits from an enclosed, low-maintenance courtyard to the front. French doors from the dining room open onto a patio and gravelled garden, complemented by raised planting borders. A gate in the boundary fencing provides access to a vehicle-accessible ten-foot.

### Additional features

The residence also benefits from having a detached storage shed, and an external tap and power socket.

### Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH147175000

Council Tax band - B

### EPC rating

EPC rating - TBC

### Material Information

Construction - Standard

Conservation Area - Cottingham

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three

/ O2

Broadband - Basic 23 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

#### 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 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.

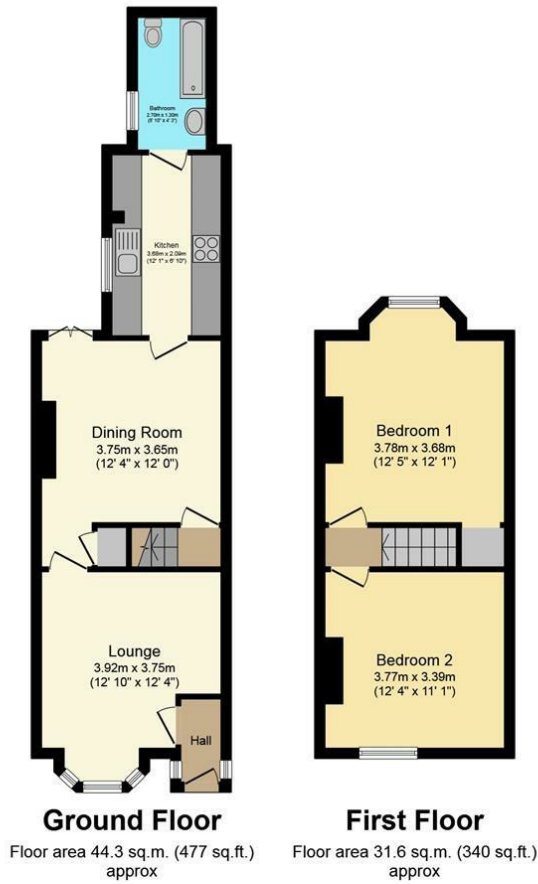
#### Free Market Appraisals / Valuations

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.

# Floor Plan



Total floor area 75.8 sq.m. (816 sq.ft.) approx

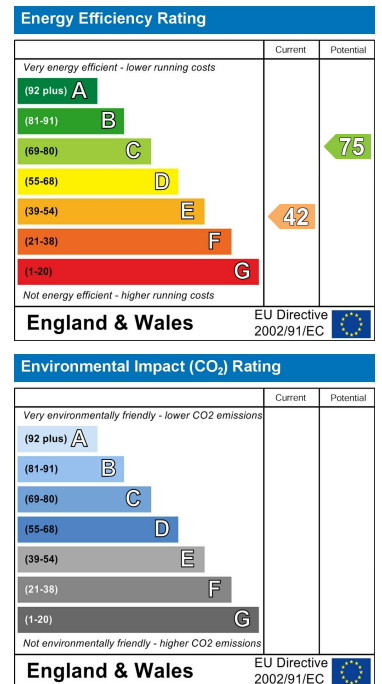
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.