

# Whitakers

Estate Agents



**65 Cotterdale, Hull, HU7 4AA**

**Offers Around £149,950**

SITUATED ON THE EVER POPULAR FAMILY FRIENDLY SUTTON PARK DEVELOPMENT, JUST A STROLL AWAY FROM WELL REGARDED PRIMARY SCHOOLS, LOCAL SHOPS AND HANDILY PLACED FOR ALL OF THE SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED HOUSE REPRESENTS A GOOD OPPORTUNITY FOR THE GROWING FAMILY UNIT,

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM, FITTED KITCHEN, GROUND FLOOR SHOWER ROOM AND THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND ALSO A DRESSING AREA WHICH HAS POTENTIAL SHOWER ROOM AMENITIES.

WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING THE PROPERTY IS SET WITHIN GARDENS TO THE FRONT AND REAR AND HAS ACCESS TO A SINGLE GARAGE.  
APPOINTMENTS TO VIEW ARE ENCOURAGED

## Entrance Hall



Staircase off, useful under stairs storage cupboard and a radiator

Lounge 17'8" x 10'9" (5.41 x 3.30)



Window to the front aspect, feature fire place and a radiator. Feature archway to:

Dining Room 9'11" x 9'8" (3.03 x 2.97)



Window to the rear aspect and a radiator.

Fitted Kitchen 14'4" x 8'9" (4.38 x 2.67)



A range of 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 side aspect, partially tiled walls, a radiator, plumbing for an automatic washing machine, matching breakfast bar and integrated appliances include an electric oven and hob.

## Shower Room



A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc unit. Tiled walls and floor, spotlights to the ceiling and a chrome heated towel rail.

Bedroom One 14'11" x 10'3" (4.56 x 3.14)



Window to the front aspect, built in wardrobes, over head cupboards, bedside cabinets, dressing table unit and drawers and a radiator.

Bedroom Two 11'1" x 9'5" (3.38 x 2.88)



Window to the rear aspect, built in wardrobes and a radiator.

Bedroom Three 11'1" x 11'0" (3.38 x 3.37)



Window to the rear aspect, built in wardrobes, over head cupboards, bedside cabinets , a dressing table unit and a radiator.

### Cloak Room



With a low level wc unit, a wash hand basin within a vanity unit and tiled walls

### Dressing Room



Currently used as, but having the potential to be utilised as a first floor shower room

### Gardens



### Garage



### Council Tax

Hull City Council -band B

### Tenure

This property is freehold

### 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 - No

Flood Risk -Very low

Mobile Coverage/Signal -EE, Vodafone, Three and O2

Broadband - Basic 9 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

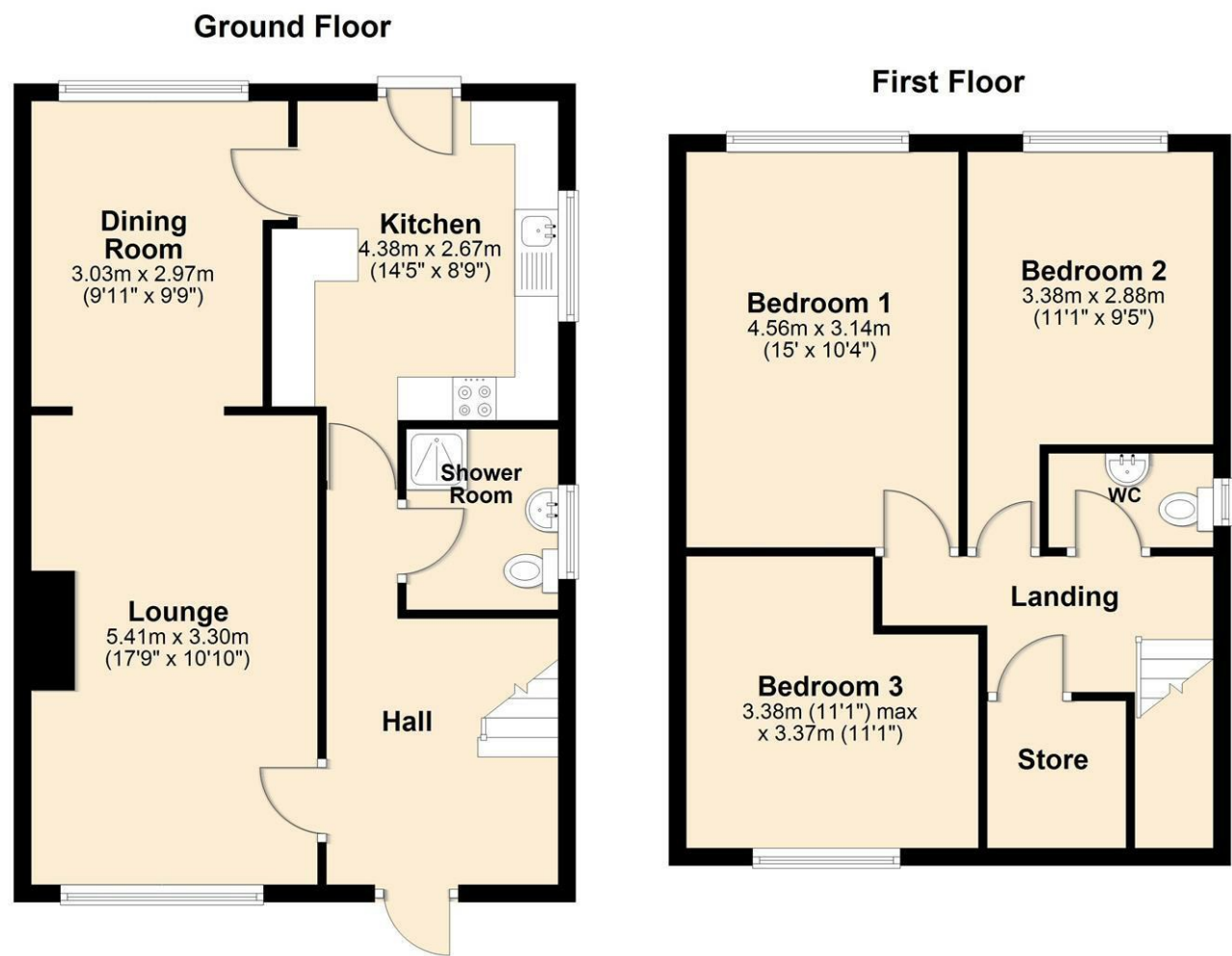
Coalfield or Mining Area -No

Planning -No

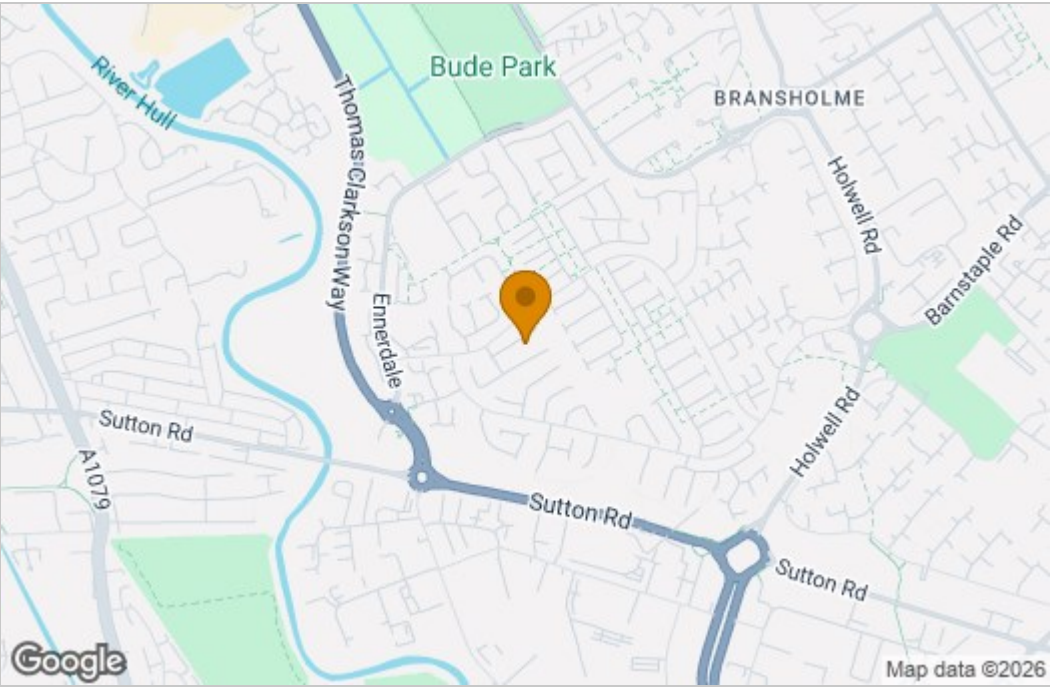
### Whitakers Estate Agent Declaration:

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.

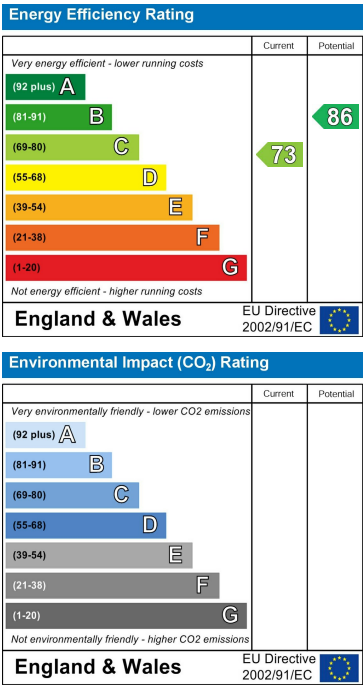
Floor Plan



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.