



**11 Potterill Lane, Hull, HU7 4TF**

**Asking Price £159,950**

NESTLING WITHIN THE HEART OF THE SOUGHT AFTER CONSERVATION VILLAGE OF SUTTON- ON- HULL, JUST A STROLL AWAY FROM THE ARRAY OF AMENITIES THAT IT HAS TO OFFER, THIS PERIOD MID COTTAGE IS FAR MORE SPACIOUS THAN ITS EXTERIOR APPEARANCE WOULD SUGGEST.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE, LOUNGE THROUGH TO A DINING AREA, FITTED KITCHEN, TWO BEDROOMS OF GOOD PROPORTION AND A FIRST FLOOR BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

WITH THE FRONT GARDEN OFFERING THE POSSIBILITY OF OFF STREET PARKING AMENITIES AND A COTTAGE GARDEN TO THE REAR, THE PROPERTY WILL APPEAL TO A VARIETY OF PURCHASERS AND INTERNAL VIEWINGS ARE ENCOURAGED.

Storm Porch  
Giving access to:

Entrance  
With laminate flooring and a radiator and opening to:

Lounge 12'3" x 12'1" (3.75 x 3.70)



Laminate flooring continues. Window to the front aspect, feature beams to the ceiling, Adam style fire surround with marble effect back and hearth incorporating an inset coal effect gas fire and open to;

Dining Area 12'3" x 12'1" (3.75 x 3.70)



Laminate flooring continues, a radiator, feature beams to the ceiling and French Doors to the rear aspect giving access to the rear garden.

Fitted Kitchen 11'9" x 5'10" (3.60 x 1.80)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Two windows to the side aspect, partially tiled walls, a radiator, plumbing

for an automatic washing machine and laminate flooring.

First Floor



Bedroom One 12'3" x 15'5" (3.75 x 4.70)



Window to the front aspect, built in wardrobes, a feature period fire place , a radiator and laminate flooring.

Bedroom Two 12'3" x 9'6" (3.75 x 2.90)



Window to the rear aspect, feature period fire place, a radiator and laminate flooring.

Loft Area/ Dressing Room 11'3" x 15'5" (3.45 x 4.70)



Accessible via a fixed staircase and not converted to building regulations, there is a loft area currently used as a dressing room with built in wardrobes, a window to the rear aspect and a radiator.

Bathroom 10'7" x 5'10" (3.25 x 1.80)



A white suite to comprise, panelled bath, wash hand basin with a pedestal and a low level wc unit. Plumbed shower unit over the bath with a shower screen to the bath side, tiled walls and floor, window to the rear aspect and there is a tall chrome heated towel rail.

Outside



To the front of the property is a garden which, given the relevant permissions, would ideally suit off street car parking amenities and to the rear is a south facing enclosed cottage garden.

#### 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.

#### Tenure

This property is freehold

#### Council Tax

Hull City Council - Band B

#### Material Information:

Construction - Brick under tiled roof

Conservation Area -Yes

Flood Risk -Low

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

Broadband - Basic8 Mpbs Ultasfast 1000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

#### Whitakers Estate Agent Declaration:

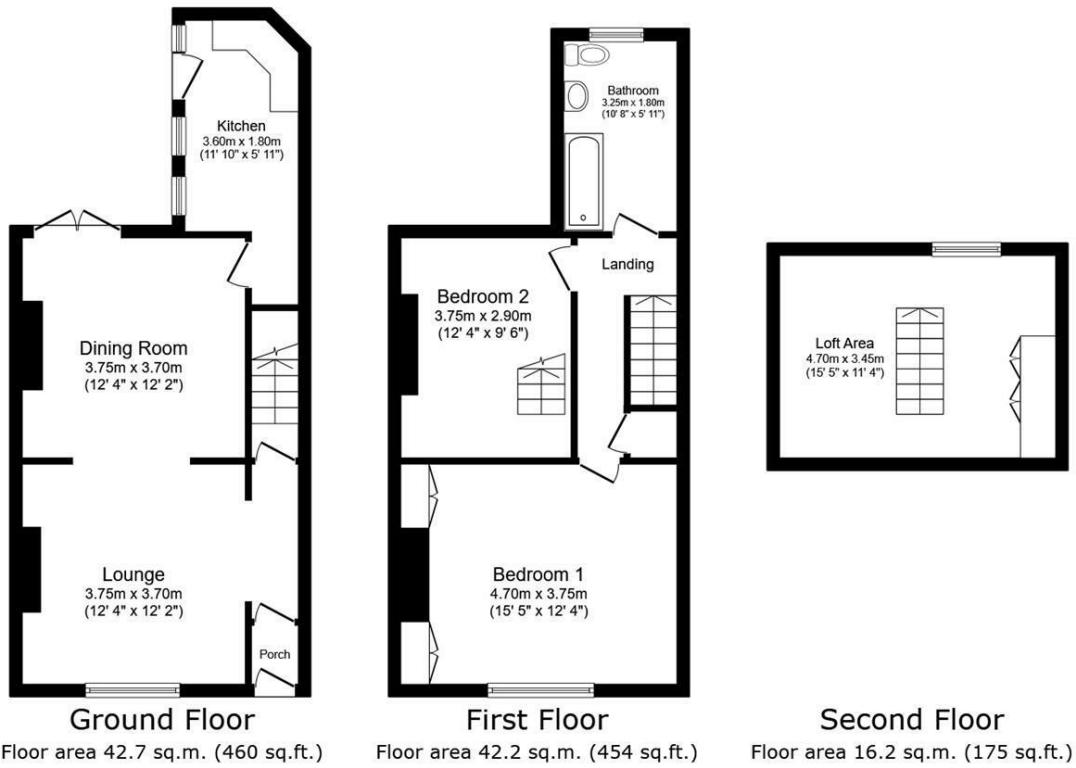
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

#### 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.

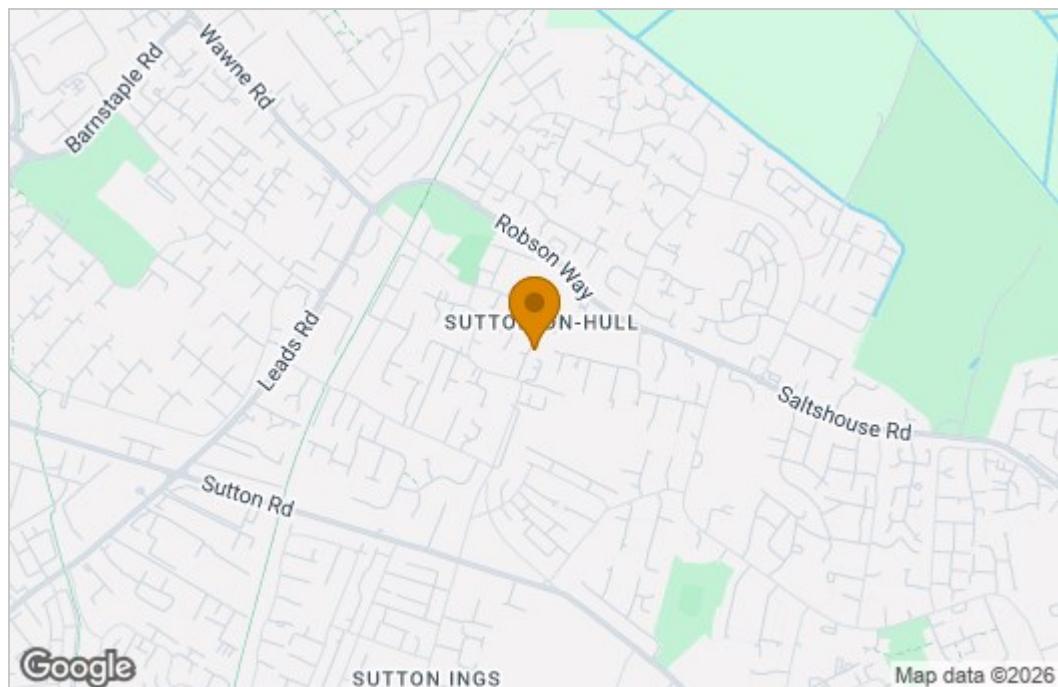
## Floor Plan



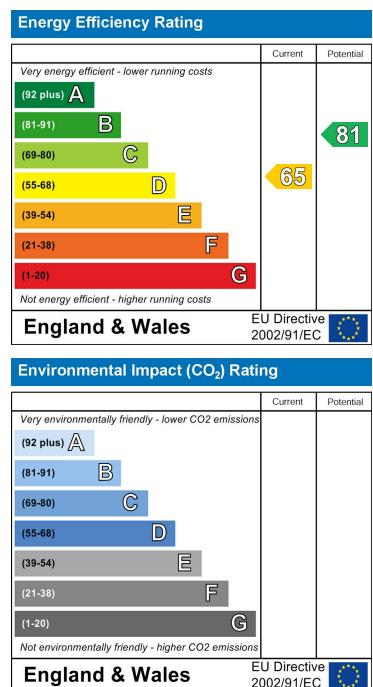
Total floor area: 101.1 sq.m. (1,089 sq.ft.)

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