



**322 Cottingham Road, Hull, HU6 8QE**

**Offers In The Region Of £139,950**

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LOCATED JUST A STROLL AWAY FROM THE UNIVERSITY GATES, THIS MID TERRACE HOUSE REPRESENTS A FABULOUS OPPORTUNITY FOR THE INVESTOR LOOKING TO CAPITALISE ON THE LUCRATIVE LETTINGS MARKET AND MAY INTEREST THE GROWING FAMILY LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM.

OFFERING SURPRISINGLY SPACIOUS ACCOMMODATION TO COMprise RECEPTION HALL, LOUNGE, DINING ROOM (POSSIBLE BEDROOM FOUR), KITCHEN, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION, SHOWER ROOM AND SEPARATE WC, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND ENJOYS A GOOD SIZE REAR GARDEN.

WITHIN EASY REACH OF ALL OF THE SHOPPING, LEISURE AND TRANSPORT AMENITIES EXPECTED OF THE UNIVERSITY QUARTER, EARLY ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT

### Storm Porch

### Entrance Hall

Nice and spacious with staircase off and a radiator.

Lounge 9'10" x 11'4" (3.02 x 3.46)



Window to the front aspect and a radiator

Dining Room. 13'3" x 11'2" (4.04 x 3.42)



In recent times used as bedroom four, there is a window to the rear aspect and a radiator.

Kitchen 9'1" x 11'1" (2.79 x 3.39)



Fitted floor and wall units with preparation surfaces having an inset stainless steel sink unit. Window to the rear aspect and a plumbing for an automatic washing machine.

### First Floor Landing



Giving access to:

Bedroom One 13'2" x 11'5" (4.03 x 3.48)



Window to the rear aspect and a radiator.

Bedroom Two 9'11" x 9'1" (3.04 x 2.77)



Window to the rear aspect and a radiator

Bedroom Three 9'1" x 11'1" (2.77 x 3.39)



Window to the front aspect and a radiator.

## Shower Room



An electric shower unit within an independent enclosure, wash hand basin with a pedestal and tiled walls.

## Separate WC



With a low level unit.

## Gardens



There is a small garden to the front of the property and to the rear a garden laid mainly to lawn with a paved patio area.

## Council Tax

Hull City Council - band

## 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.

## 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 tiled roof

Conservation Area - No

Flood Risk -Very Low

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

Broadband - Basic 4 Mpbs Ultrafast 10000 Mpbs

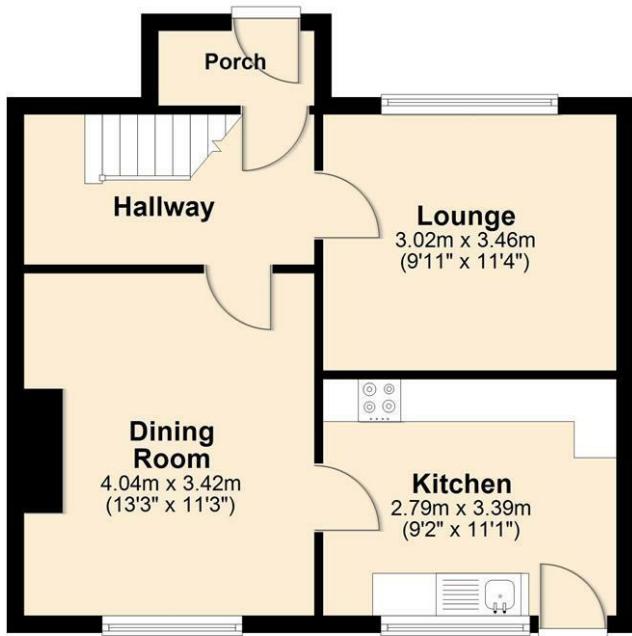
Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

## Floor Plan

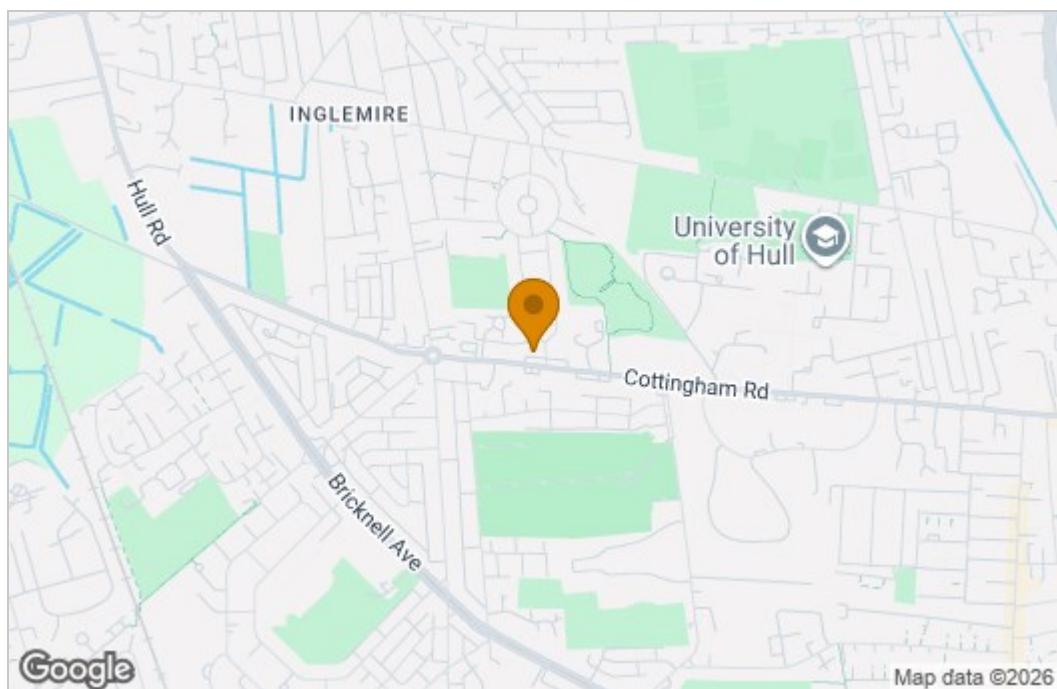
### Ground Floor



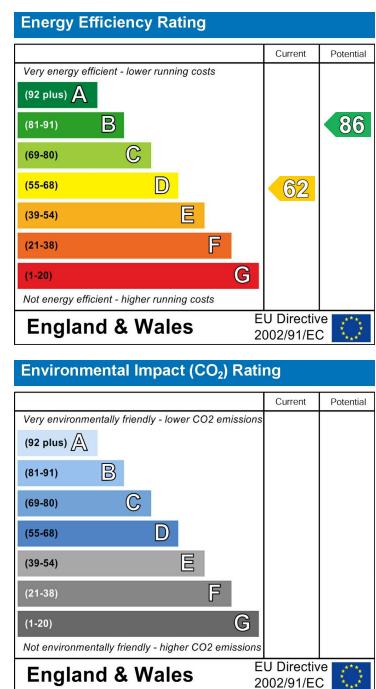
### First Floor



## 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.