Whitakers
Estate Agents

108 Church Street, Hull, HU7 4TD

Asking Price £260,000

SITUATED IN THE HEART OF THE VILLAGE OF SUTTON-ON-HULL, JUST A STROLL AWAY FROM THE FABULOUS ARRAY OF AMENITIES THAT IT HAS TO OFFER, WE ARE PLEASED TO BRING TO THE MARKET THIS WORDERFUL SEMI DETACHED PERIOD COTTAGE.
BOASTING THE CHARM AND CHARACTER EXPECTED OF ITS ERA, THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM, FITTED KITCHEN WITH APPLIANCES, UTILITY AREA, FOUR FIRST FLOOR BEDROOMS OF EXCELLENT PROPORTION AND A FAMILY BATHROOM.
WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN GARDENS OF ENVIABLE SIZE AND HAS OFF STREET CAR PARKING FACILITIES TO ACCOMMODATE TWO VEHICLES. THERE IS ALSO AN OUTSIDE WC AND ACCCESS TO A STORE ROOM OF GOOD PROPORTION WHICH IS ENCOMPASSED WITHIN THE GROUND FLOOR FOOTPRINT OF THE BUILDING AND MAY OFFER FURHER DEVELOPMENT , GIVEN THE RELEVANT PERMISSIONS.
A WONDERFUL OPPORTUNITY, APPOINTMENTS TO VIEW INTERNALLY ARE ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT.

Entrance Hall

Attractive laminate flooring and a radiator.

Lounge 14'10" x 12'11" (4.54 x 3.95)

Windows to two aspects allowing plenty of natural light, laminate flooring continues, a feature fir place with solid fuel burner and a radiator.

Dining Room 12'1" x 9'6" (3.70 x 2.90)

Window to the front aspect, laminate flooring and a radiator

Fitted Kitchen 11'5" x 11'9" (3.5 x 3.6)

A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Laminate flooring, a window to the rear aspect, radiator, enclosed staircase off and integrated appliances include an electric oven, electric hob, a stainless steel over head extractor canopy and a fridge freezer.

Utility Area

Plumbing for an automatic washing machine and laminate flooring

Store Room 11'3" x 12'3" (3.45 x 3.75)

Having a window to the side aspect and encompassed within the ground floor footprint of the property, there is a good opportunity to develop further living space, given the relevant permissions.

First Floor Landing

Giving access to:

Bedroom One 12'1" x 13'9" (3.70 x 4.20)

Window to the front aspect, a radiator and a built in storage cupboard

Bedroom Two 15'4" x 10'7" (4.68 x 3.24)

Windows to two aspect again allowing plenty of natural light, a radiator and a built in storage cupboard

Bedroom Three 12'9" x 12'1" (3.9 x 3.69)

Window to the side aspect, a radiator and a built in storage cupboard

Bedroom Four 11'7" x 7'3" (3.55 x 2.22)

Window to the rear aspect and a radiator.

Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. majority tiled walls, a radiator and a shower attachment to the bat

Gardens

To the rear of the property, of good proportion is an enclosed garden laid mainly to lawn, with a tiered paved patio area and a variety of trees and shrubs.

Outside WC

Handy for the keen gardener, there is a low level wc unit

Off Street Car Parking

Via double gates and laid to decorative aggregates, there is accommodation for two vehicles.

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.

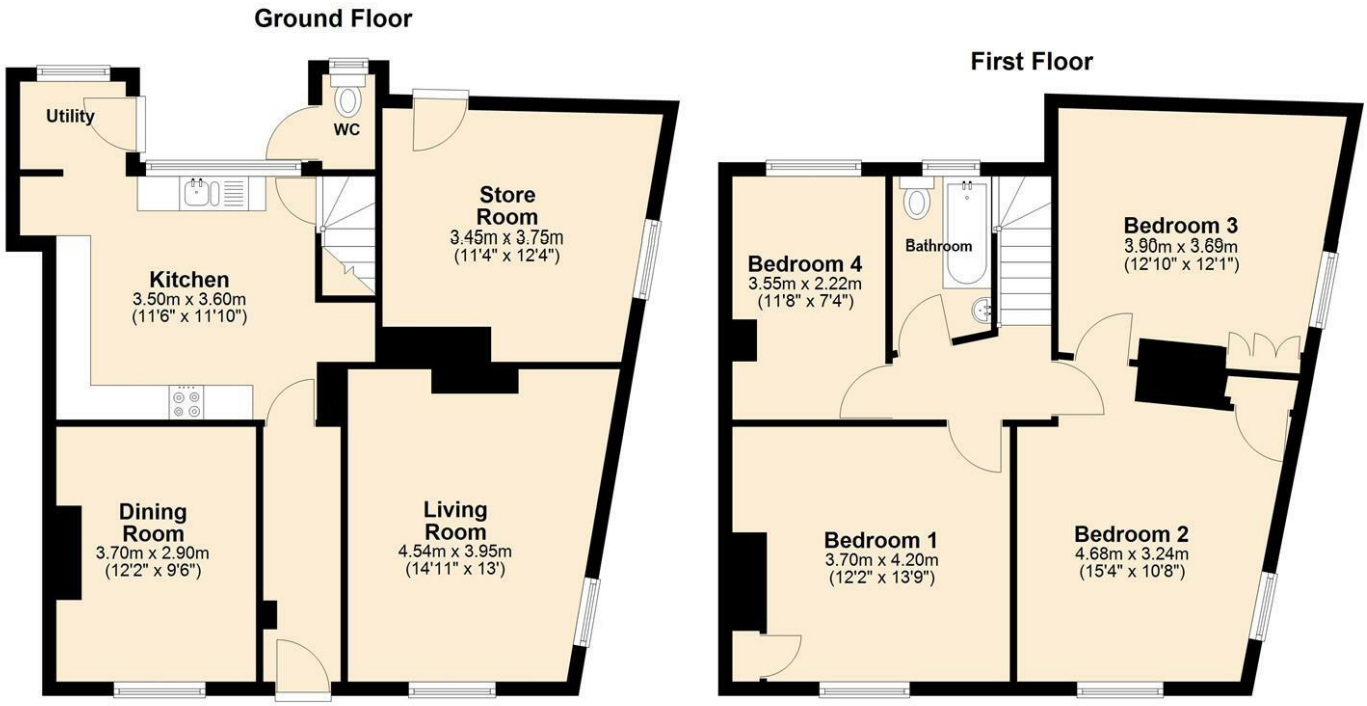
Material Information:
Construction - Brick under tiled roof
Conservation Area - Yes
Flood Risk -Very low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 4 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

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.

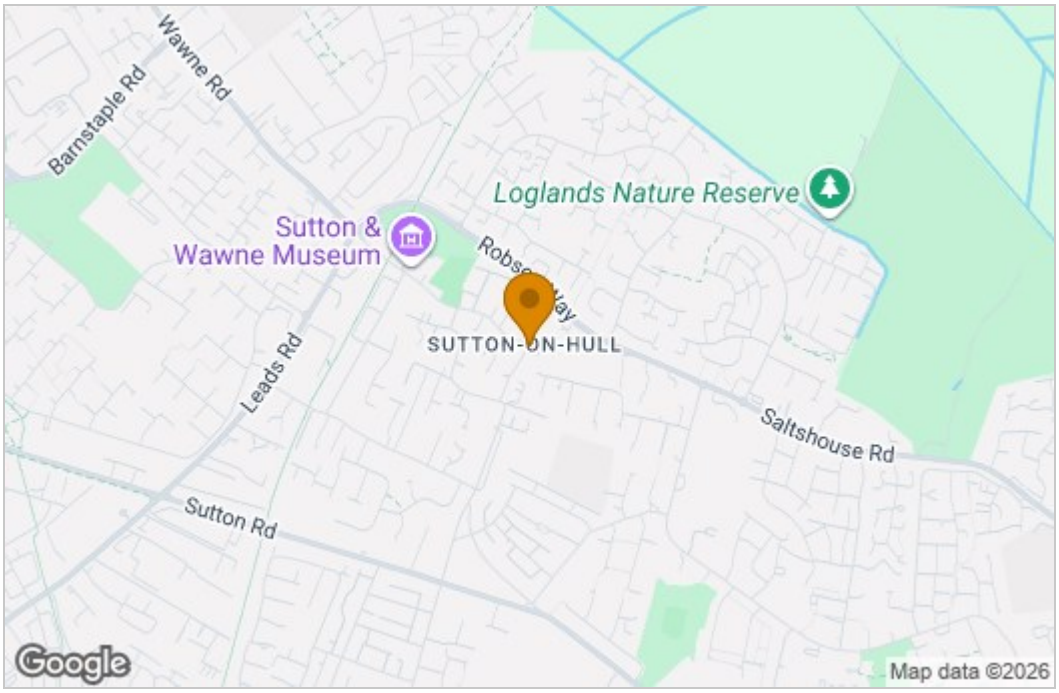
Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The 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.

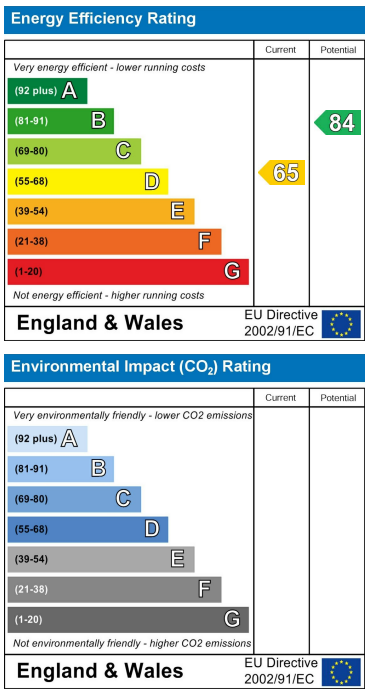
Floor Plan



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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