Whitakers
Estate Agents

19 Cottesmore Road, Hessle, HU13 9JQ

£200,000

Introducing this traditional mid-terrace property which has been greatly extended and enhanced from its original design to offer ample living space for a growing family within the sought after Hessle parish.

Externally to the front aspect, there is a paved courtyard with the kerb lowered to accommodate off-street parking.

Upon entering, the resident is greeted by a welcoming entrance hall, which follows to a reconfigured ground floor layout which briefly comprises : bay fronted lounge, sitting room, dining room and fitted kitchen.

The first floor boasts two double bedrooms, and a bathroom furnished with a three-piece suite. A fixed staircase in the study / dressing room ascends to the loft room that can be used for additional living space.

A door in the dining room opens onto the southerly facing rear garden which is mainly laid to lawn with fencing to the surround, and complimented with paved seating areas.

A path leads to the back of the plot, and access to the detached double-width garage which can house a vehicle entering the up-and-over door from the ten-foot.

The accommodation comprises

Front external

Externally to the front aspect, there is a paved courtyard with the kerb lowered to accommodate off-street parking. The residence also benefits from having an outside tap and power socket.

Ground floor

Hallway

Composite entrance door with side windows, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 13'10" x 11'3" (4.23 x 3.43)

UPVC double glazed bay window, central heating radiator, wall mounted fireplace, and laminate flooring.

Sitting room 12'10" x 8'7" (3.92 x 2.64)

Central heating radiator, and laminate flooring.

Kitchen / dining room 21'5" x 15'9" (6.53 x 4.81)

Dining room

UPVC double glazed window, central heating radiator, pluming for a dryer, and laminate flooring.

Kitchen area

Laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated double oven.

First floor

Bedroom one 14'0" x 11'0" (4.28 x 3.37)

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

Bedroom two 11'2" x 10'11" (3.41 x 3.33)

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

Study / dressing room 7'1" x 7'1" (2.16 x 2.16)

UPVC double glazed window, central heating radiator, and carpeted flooring. Fixed stairs ascend to the loft room.

Bathroom

UPVC double glazed window, central heating radiator, panelled to splashback areas, Lino flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Second floor

Loft room 15'7" x 8'9" (4.75 x 2.67)

Roof style window, storage in the eaves and carpeted flooring.

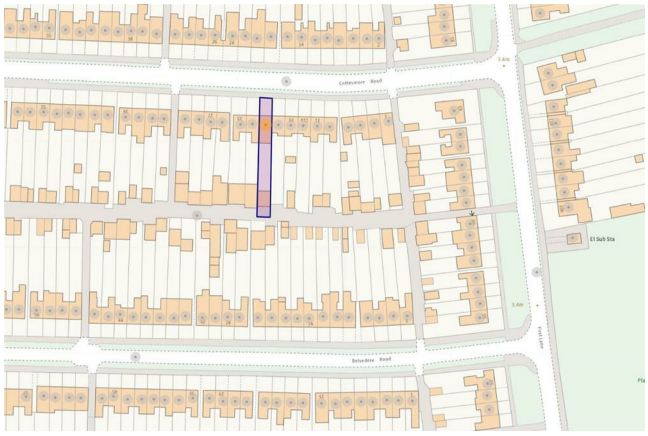
Rear external

A door in the dining room opens onto the southerly facing rear garden which is mainly laid to lawn with fencing to the surround, and complimented with paved seating areas.

Garage
A path leads to the back of the plot, and access to the detached double-width garage which can house a vehicle entering the electric roller shutter door from the ten-foot. The residence also benefits from having an outside tap and power socket.

Aerial view of the property

Land boundary



Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - HES085019000
Council Tax band - B

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - High
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 13 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.

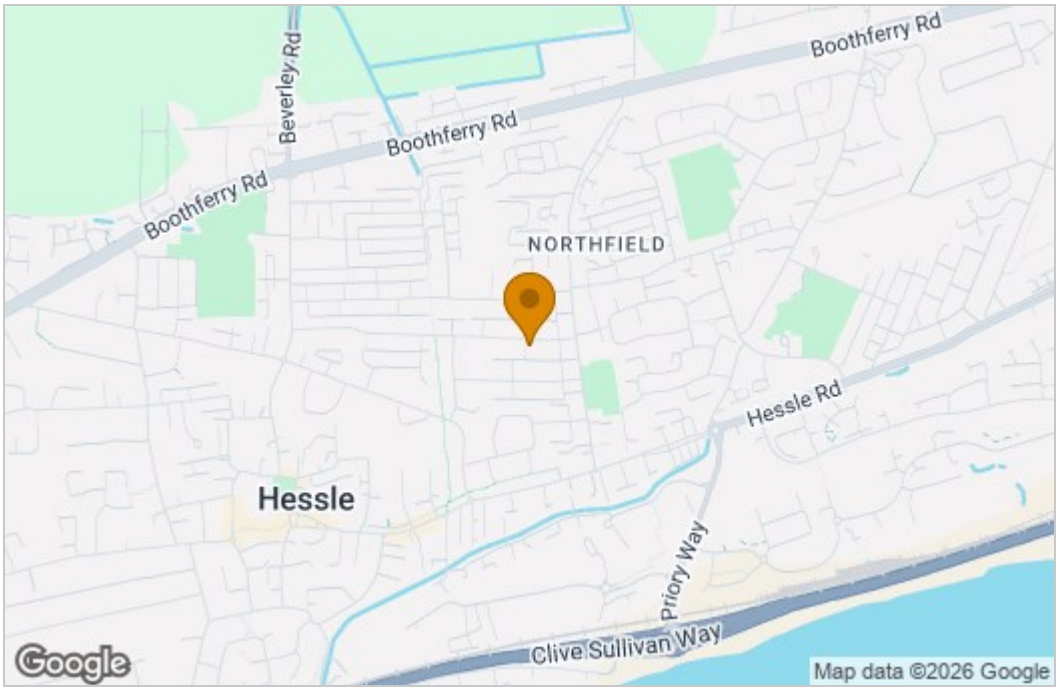
Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

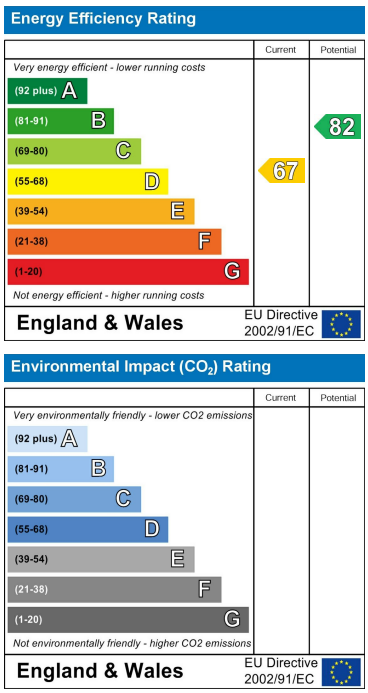
Floor Plan

Total area: approx. 120.2 sq. metres (1294.0 sq. feet)

Area Map



Energy Efficiency Graph



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