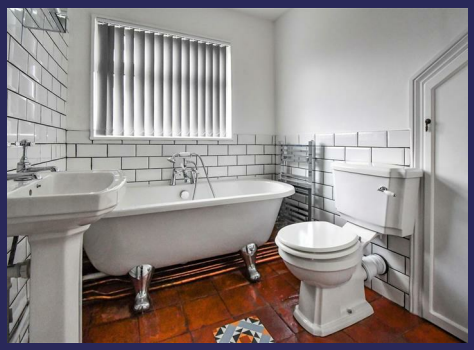
Whitakers
Estate Agents









118 Church Street, Hull, HU7 4TD

Asking Price £110,000

THIS MOST DELIGHTFUL CHARACTER COTTAGE IS AVAILABE WITH NO ONWARD CHAIN!

Situated in ever popular and sought after Sutton village with fabulous amenities and local transport just a short stroll away, this beautiful cottage has been lovingly restored to create an outstanding property incorporating a perfect blend of old world charm with a modern twist!

Ideal for a down sizer, first time buyer or investor alike, the property briefly comprises; open plan living/dining/kitchen to the ground floor with a double bedroom and stunning bathroom to the first floor and internal viewing is strongly advised!

*****PLEASE NOTE, PHOTOS WERE TAKEN PRIOR TO THE CURRENT TENANCY WHICH RUNS UNTIL MARCH 2027, AT WHICH POINT VACANT POSESSION WILL BE AVAILABLE****

The Accommodation Comprises

Entrance
Via a glazed door

Open Plan Living/Dining & Kitchen 22'5" x 11'9" (6.856 x 3.604)
Beautifully presented to a high standard, with outstanding taste and character creating the perfect blend of old world charm with a modern twist, fully in keeping with the cottage and village!

Living Room



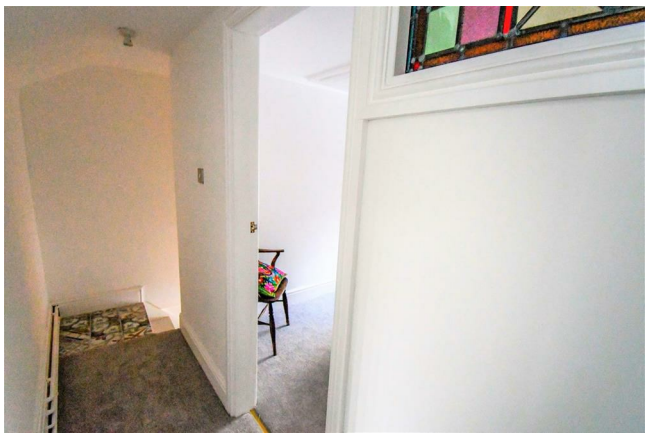

Entrance door leads into the charming front lounge area with tiled flooring, uPVC window to the front aspect and stunning feature staircase with glass panels, and chrome/steel handrail and tiled steps whilst ceiling wood beams accentuate the character of the cottage.

Kitchen



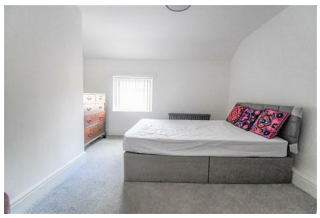

Modern kitchen with a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. Ceramic 1 1/2 bowl sink/drainer and, bronze mixer tap, electric oven and induction hob. Plumbing for automatic washing machine, space for under counter appliances, solid wood "breakfast bar", continuation of tiled flooring and uPVC window and access door to the rear.

First Floor Landing



With carpeted flooring.

Bedroom 11'9" x 11'11" (3.587 x 3.641)

The spacious double bedroom has a stained glass window to the landing, uPVC window to front aspect, carpeted flooring and a central heating radiator.

Bathroom 6'8" x 6'0" (2.047 x 1.851)



Fully incorporating the character of the property, the luxurious bathroom comprises free standing bath and mixer tap shower, a low level wc and pedestal wash hand basin together with a heated towel rail. a storage cupboard, tiled flooring and part tiled walls and uPVC double glazed window to the rear aspect

Outside
To the rear of the cottage, there is shared access via the courtyard and two brick built storage sheds.

Tenure
The property is Freehold

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC
EPC rating C

Agent Disclaimer
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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/Tile
Conservation Area - Sutton Village
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 4 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - None current

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.

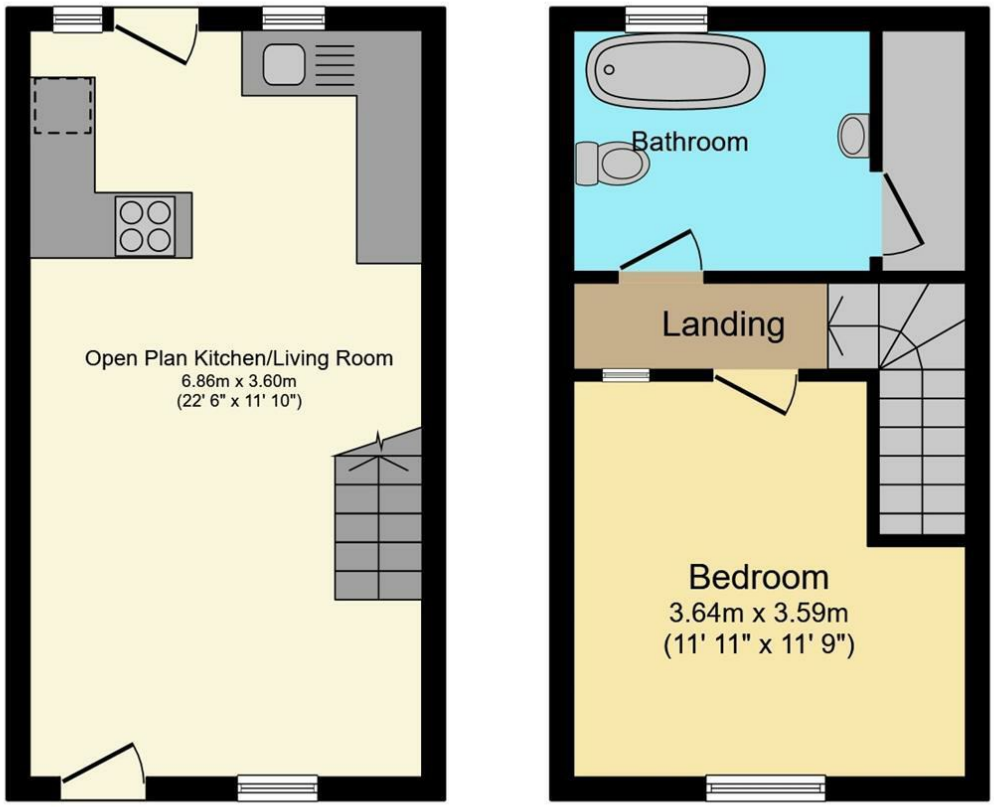
Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan



Ground Floor
Floor area 24.7 sq.m. (266 sq.ft.) approx

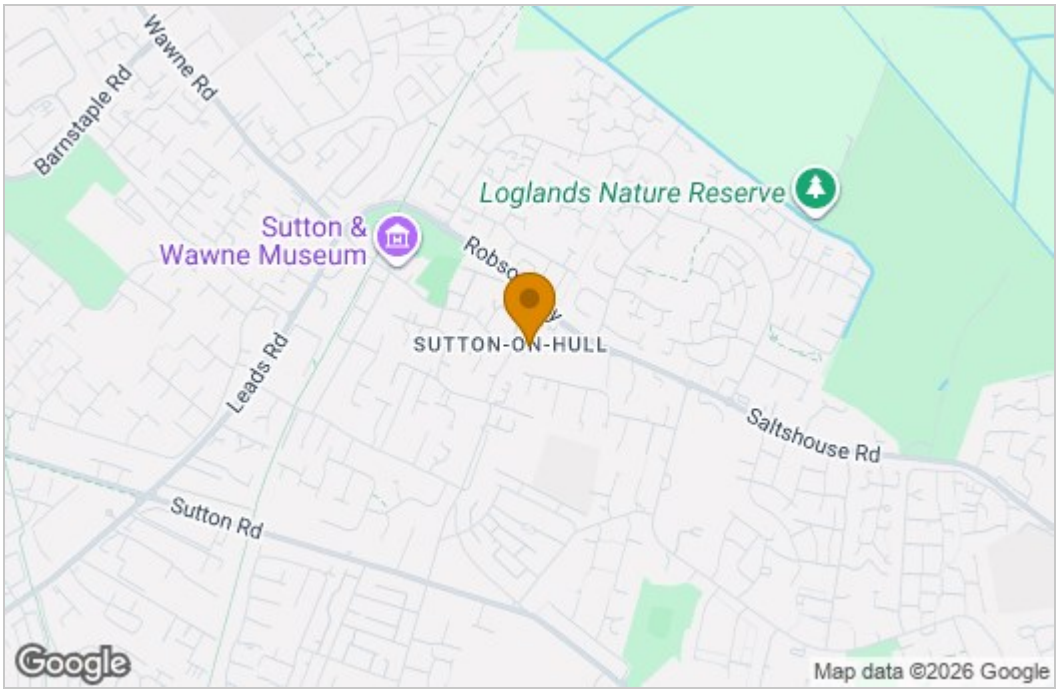
First Floor
Floor area 24.7 sq.m. (266 sq.ft.) approx

Total floor area 49.4 sq.m. (532 sq.ft.) approx

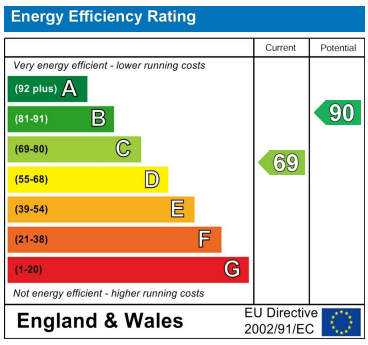
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

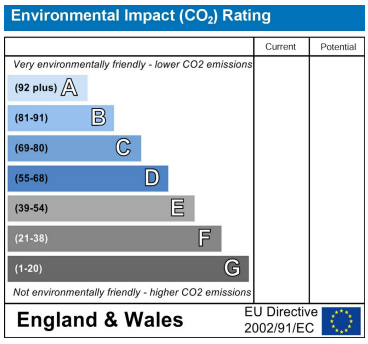
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Area Map



Energy Efficiency Graph





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