

# TO LET

## FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



**153 King Street, Cottingham, HU16 5QQ**

**£700 pcm**

- **Highly Sought after Cottingham Location**
- **Deposit £700.00**
- **Large Rear Private Garden**
- **Kitchen Diner**
- **Off Street Parking for 2 Cars**
- **Gas Central Heating**

Frank Hill & Son are pleased to welcome to the rental market this Three Bedroom Cottage in the centre of Cottingham. This property is in a great location and offers ideally family accommodation.

Located in COTTINGHAM, a much sought-after village to the West of Hull and within walking distance to local schools, shops, amenities and local bus routes into and out of Hull City centre.

To start the application process you will need to complete a tenancy application form, please email [rents@frankhillandson.co.uk](mailto:rents@frankhillandson.co.uk) to receive a form.

This property will not be available for rent until Mid-October. No viewings will be held until this time.



**OnTheMarket**

18 Market Place, Patrington, Hull HU12 0RB  
Email - [auctions@frankhillandson.co.uk](mailto:auctions@frankhillandson.co.uk)  
Website - <https://www.frankhillandson.co.uk/>  
Telephone - 01964630531 Fax - 01964 631203



### Living Room

3.30m x 3.00m (10.83ft x 9.84ft) Neutral decoration and carpet, UPVC window to the front, wall lights, and fireplace (for decoration only).

### Dining Area

3.90m x 3.00m (12.80ft x 9.84ft) Lino to the floor, access to the rear garden.

### Kitchen

2.30m x 3.60m (7.55ft x 11.81ft) Cream base and wall units, wood effect worktop. Space for cooker, washer, and fridge freezer. Understairs storage.

### Bathroom

2.40m x 2.10m (7.87ft x 6.89ft) Hallway leads to the bathroom which houses the central heating boiler. Blue and white decoration, lino to the floor, bath, sink, WC, and chrome shower.

### Bedroom 1 (front)

3.40m x 3.00m (11.15ft x 9.84ft) Newly decorated, new carpets, UPVC window to front.

### Bedroom 2 (rear to the right)

Newly decorated, new carpets, UPVC window to the rear (reduced ceiling height at rear).

### Bedroom 3

2.40m x 3.00m (7.87ft x 9.84ft) Newly decorated, new carpets, UPVC window to the rear (reduced ceiling height to rear).

### WC

1.40m x 1.90m (4.59ft x 6.23ft) WC, wash hand basin, Lino flooring

### Services

Mains Gas, Electricity and Water are connected to the property.

### Sizes

All measurements are approximate and for guidance purposes only.

### Council Tax Banding

We are informed by the East Riding Of Yorkshire Council that the property is council tax band 'C'

