



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Guide Price
£795,000

**Pillwoods,
Dunswell Road,
Cottingham**

HEATING AND INSULATION

The property has a gas-fired central heating system and uPVC double glazing.

SERVICES

All mains services are connected to the property. The sewage requirements are provided by way of a septic tank that is located under the hardstanding to the north side of the house. We are advised that it meets current regulations and was serviced earlier this year (2024). None of the services or installations have been tested.

TENURE

Freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



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ACCOMMODATION

Entrance Hall

Windows to either side of the door, radiator, wall light points and stairs to first floor.

Living Room

A large room with windows to three aspects including French windows to the rear garden, ceiling coving, two radiators, fireplace and folding doors to the...

Dining Room

A spacious dining room with window to rear, radiator and ceiling coving.

Kitchen

A spacious kitchen with a range of attractive shaker-style units with integrated appliances including 5-ring gas hob, double oven, dishwasher, washing machine and microwave. There is also a granite topped island. Tiled floor and splashbacks, ceiling coving, recess low voltage lights to ceiling, 1.5 bowl sink and drainer with mixer tap over, window to front, French windows to rear, 2 radiators and large cupboard.

Study (possible 4th Bedroom)

Windows to front and side, radiator and ceiling coving.

WC

Low flush WC, wall mounted wash-hand basin and window to rear.

Rear Entrance Hall

Door to side.

First Floor Landing

A spacious landing with cupboard and window to side.

Bedroom 1

Window to rear, radiator, ceiling coving and built-in wardrobe.

Bedroom 2

Window to front and side, radiator, ceiling coving and fitted wardrobe.

Bedroom 3

Window to front, radiator, ceiling coving and more extensive fitted wardrobes.

Bathroom

A very large bathroom with corner bath, separate shower unit, wall mounted wash-hand basin, fully tiled walls, ceiling coving, radiator and windows to rear and side.

Separate WC

Low flush WC, wash-hand basin and window to rear.

OUTSIDE

There are good-sized gardens to both the front and rear of the house, largely laid to lawn and with high hedging to perimeters. There are two vehicular access points off Dunswell Road, both via farm-style gates. The first leads to a large area of car hardstanding to the north side of the property giving access to the side of the house, the double garage and the smaller of the two sheds. It then passes to the rear of the house. The second provides more direct access to the larger of the sheds, as well as the majority of the land and passes to the south of the house, before joining with the northern access road and leading to the storage shed and railway crossing. One portion of land starts behind the house and extends southwards along Dunswell Road offering potential future development opportunity. It is bordered to the west by the Hull to Scarborough railway line. A crossing over that line provides access to the further area of paddock land.

OVERAGE

It is presumed that the field adjacent to Dunswell Road will be allocated for planning in the short to medium term so the vendors will be seeking an overage clause of 40% for a 25 year period.

RIGHTS OF WAY / ACCESS

We understand Network Rail have a right of access to the level crossing for maintenance purposes.

Pillwoods, Dunswell Road, Cottingham, HU16 4JS

A modern detached house with land in two parcels, in all approaching 12.6 acres, located on the northern edge of Cottingham. The property provides spacious accommodation and there is a double garage and two modern large storage units plus a large area of hardstanding.

The house itself is in good condition and may present an opportunity for alteration/enlargement (subject to necessary permissions). In its current configuration it comprises: Entrance Hall, Large Living Room, Large Dining Room, Large Dining Kitchen, WC Cloaks and a Study (possible 4th Bedroom). To the first floor is a spacious Landing, 3 Double Bedrooms all with wardrobes, a large Bathroom with separate shower unit and Separate WC. The accommodation is gas centrally heated and double glazed.

To the outside there is a large area of car hardstanding, good-sized largely lawned front and rear gardens and a double Garage. There are also two very large, modern 'sheds' and land in two parcels, largely paddock extending to approximately 11.5 acres and located either side of the nearby Hull to Scarborough railway line. One of these has a large frontage to Dunswell Road. There are two vehicular access points to Dunswell Road, one on either side of the house.

All in all, a wonderful opportunity to acquire a good-sized home with an exceptional amount of outside space and outbuildings in a very sought after location.

