



Hull Road, Cottingham, HU16 4PU
Asking Price £495,000



Platinum Collection

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Situated on Hull Road in the charming village of Cottingham, this delightful period detached home exudes character and charm, making it an ideal family residence. With an excellent location, the property is conveniently situated near local amenities, reputable schools, and excellent transport links, ensuring that everything you need is within easy reach.

Upon entering, you are greeted by a welcoming entrance porch which leads to an entrance hall that sets the tone for the rest of the home. The property boasts 2 spacious reception rooms, providing ample space for relaxation and entertaining. The beautifully designed dining kitchen is perfect for family meals and gatherings, while the conservatory offers a lovely spot to enjoy the garden views throughout the seasons.

The first floor features a superb landing leading to four well-proportioned bedrooms, including a main bedroom with an ensuite shower room for added convenience. A family shower room serves the other bedrooms, ensuring comfort for all.

Outside, the property sits on an impressive plot, featuring a superb-sized garden that is perfect for outdoor activities and family gatherings. The multiple parking facilities, accommodating up to five vehicles, along with a garage, add to the practicality of this wonderful home.

This property is a rare find, combining period charm with modern living, making it a perfect choice for those seeking a spacious family home in a desirable location. Don't miss the opportunity to make this enchanting house your new home.



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Key Features

- An Amazing and Elegant Detached Property
- Ideal for The Growing Family, which Is Conveniently Located in Cottingham
- Entrance Porch and Hall, Two Reception Rooms, Well presented Dining kitchen
- Conservatory, Cloakroom/Utility Room, Landing
- Four Bedrooms, Main with En Suite Shower Room, Family Shower Room
- Excellent sized Plot, with Garden, Off Road Parking for Multiple Vehicles and Garage
- Early Viewing is Essential.
- EPC - D
- Council Tax Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	79
England & Wales	EU Directive 2002/91/EC	

COTTINGHAM

Cottingham is reputed to be the largest village in England and is situated approximately five miles to the North of Hull City Centre and approximately six miles to the South of Beverley. Extensive and varied shopping facilities, local primary and secondary schooling and public transportation including a train station are offered within the village. Good road connections offer access to Hull, Beverley & the A63/M62 motorway link.

GROUND FLOOR

ENTRANCE PORCH

With glazed double doors to :-

ENTRANCE HALL

15'3 x 7'7 (4.65m x 2.31m)

Glazed doors with feature staircase leading to the first floor, understairs cupboard and original stained glass doors opening to the ground floor accommodation.

LOUNGE

25'9 x 12'9 (7.85m x 3.89m)

with double glazed walk in bay window to front elevation and a further double glazed window to the rear elevation and double glazed french style doors lead to the conservatory,

DINING ROOM

16'5 x 11'8 (5.00m x 3.56m)

with a double glazed angle bay window to the front elevation, electric fire and storage cupboards.

LIVING/DINING KITCHEN

18'8 x 14' (5.69m x 4.27m)

At the heart of this fabulous home is the contemporary dining kitchen with a central island

feature and an impressive range of fitted units to base and walls, pan drawers, Complimentary marble effect work surface and upstands. Sink unit with boiling water tap, Space for Range Style cooker, American fridge/freezer, Walk in pantry, plumbed for automatic washing machine and dishwasher, inset lights and two double glazed windows to the side and rear elevation with a double glazed stable style door..

CONSERVATORY

12'2 x 14'7 (3.71m x 4.45m)

Glazed doors open from the lounge into the conservatory extending the living accommodation whilst enjoying views over the rear garden. Part brick and Upvc construction with double doors opening out to the rear garden. Contemporary mosaic pattern flooring and central heating.

UTILITY/W.C.

4'6 x 6' (1.37m x 1.83m)

modern vanity unit incorporating the wash basin with useful storage cupboard below and w.c with concealed cistern. Contemporary mosaic pattern flooring, space for tumble dryer and cupboard housing the combi boiler and double glazed window to the rear elevation.

FIRST FLOOR

LANDING

A lovely sized landing with a double glazed bay window to the rear elevation.

BEDROOM 1

16'11 x 11'7 (5.16m x 3.53m)

with a range of fitted wardrobes and drawers. Double glazed walk in bay window to front elevation enjoying views over open fields and countryside.

ENSUITE SHOWER ROOM

3' x 9'4 (0.91m x 2.84m)

Fully tiled En Suite with shower cubicle, low level W.C. and vanity unit with wash basin and useful storage cupboard below. Chrome towel rail and double glazed window to the side elevation.

BEDROOM 2

14'2 x 13' (4.32m x 3.96m)

A double bedroom with double glazed bay window to front elevation (over looking the garden) and a range of fitted wardrobes.

BEDROOM 3

9' x 13' (2.74m x 3.96m)

with a double glazed window to rear elevation enjoying views over the rear garden and beyond.

BEDROOM 4

7'7 x 9'1 (2.31m x 2.77m)

with double glazed window to front elevation again overlooking open fields

FAMILY SHOWER ROOM

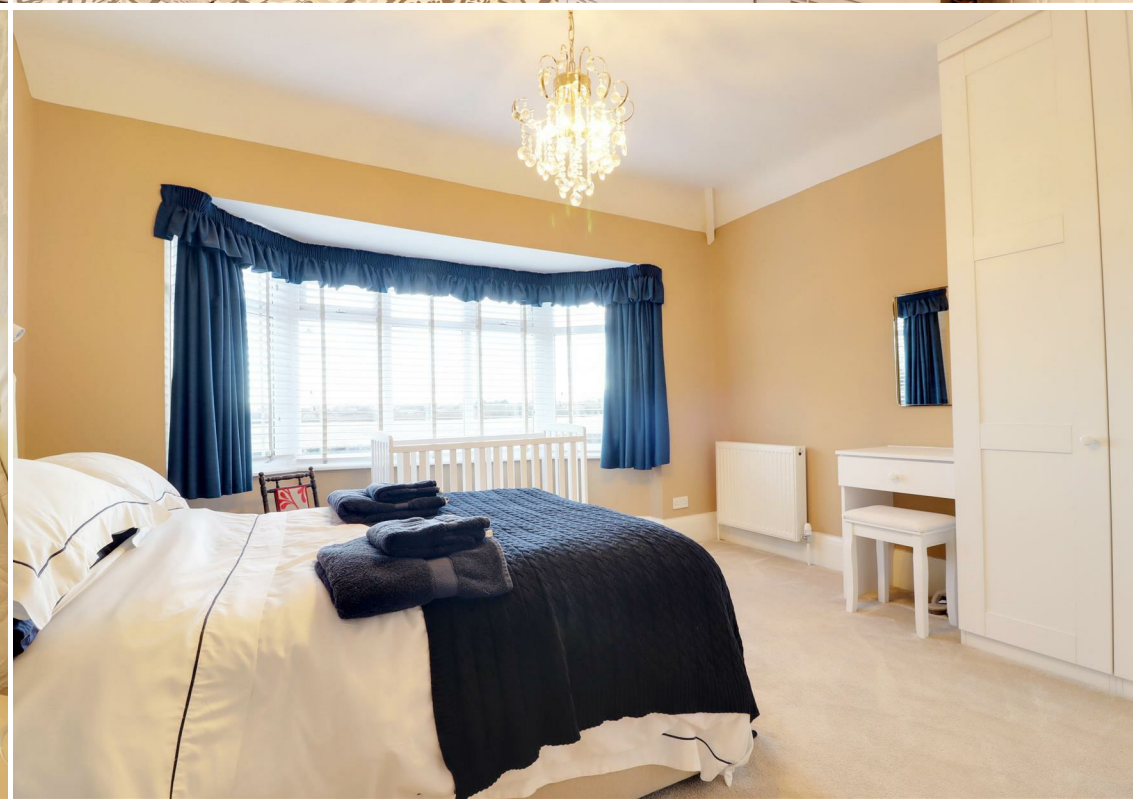
4'6 x 9'4 (1.37m x 2.84m)

Fully tiled with large walk in shower cubicle, low level W.C. and vanity unit with wash basin and useful storage cupboard below. Chrome towel rail and double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is block paved driveway providing ample off road parking space , leading down to the detached garage with up and over door and light and power point.

To the side and rear is a South West facing garden is adorned with beautiful mature trees, hedging and shrubbery. Mainly laid to lawn with an attractive paved patio area and a decorative pergola over,



providing a shady area whilst dining "al fresco"
There is a vegetable patch and raised beds with fruit bearing shrubbery and reclaimed timber flower beds bursting with colourful plantings. A wonderful outdoor space for the family to enjoy. The garden also has fencing forming boundary and gate, offering seclusion and privacy.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is

vitaly important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These

particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

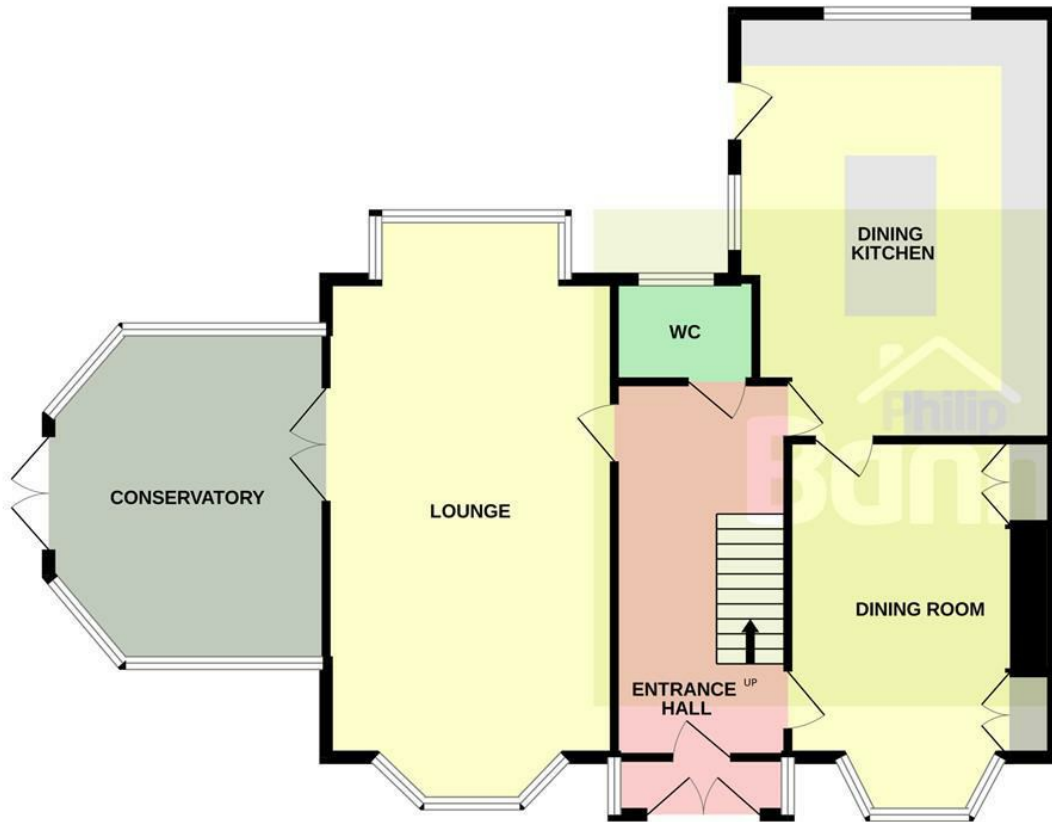
TENURE.

We understand that the property is Freehold.

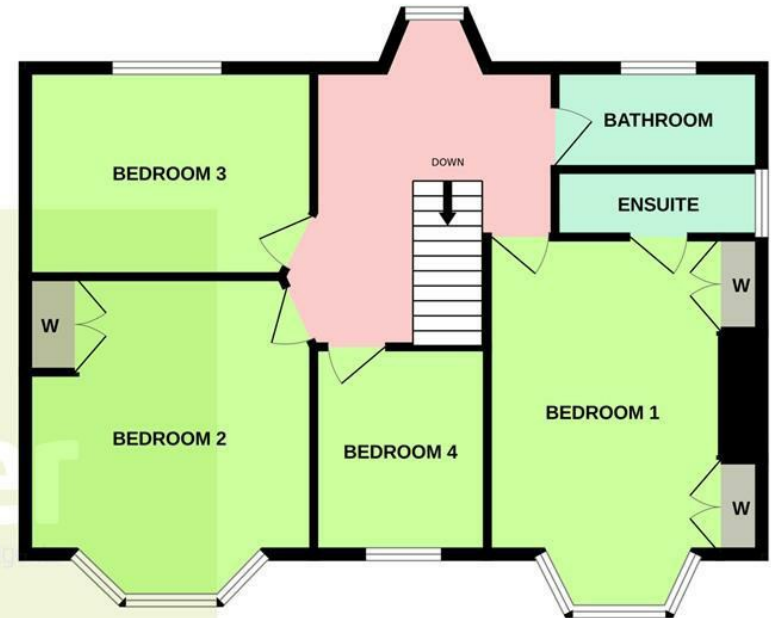




GROUND FLOOR
1054 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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