



Longmans Lane, Cottingham, HU16 4EA

FINE & COUNTRY

WELCOME TO YOUR NEW HOME!



This bespoke property, recently completed, presents an exceptional opportunity for discerning buyers looking for a modern living space with comprehensive features.

Summary:

Discover a newly constructed property offering high-end features and a spacious layout, ideal for families or those seeking a generous living space.

This home includes a large open-plan living area, four double bedrooms, and modern comforts such as underfloor heating. Conveniently positioned a short walk from Cottingham centre, it is ready for immediate move-in.

Agent's Perspective

Set on a prime plot with a wide road frontage, providing ample parking for up to six cars, alongside a double garage, making it as practical as it is stylish.

The heart of this home is undoubtedly the expansive 34'6" x 15' open-plan living, dining, and kitchen area, which overlooks the serene rear terrace and lush garden. Perfect for both daily living and entertaining, this area allows for effortless flow throughout the ground floor. The underfloor heating adds a touch of luxury and comfort underfoot, ideal for cooler evenings.

In addition to the main living space, the property includes two further reception rooms which can serve a multitude of purposes, whether as a home office, playroom, or formal sitting area. The utility room is a practical addition, keeping everyday chores streamlined and out of sight, and the downstairs w.c. enhances convenience.

The sleeping quarters comprise four well-proportioned double bedrooms, ensuring that each family member has their own personal space. The master bedroom is a standout feature, equipped with a full-height apex window that floods the room with natural light and offers views of the garden.





This room also benefits from an ensuite bathroom, providing privacy and luxury.

Two additional bathrooms serve the remaining bedrooms, ensuring morning routines are seamless.

The location of the property is just as appealing as its interior. Situated a short walk from the centre of Cottingham, residents will benefit from easy access to a variety of shops, cafes, and essential services, making everyday life convenient and enjoyable.

The property benefits from air source heat pump and mechanical vent heat recovery system.

Tenure

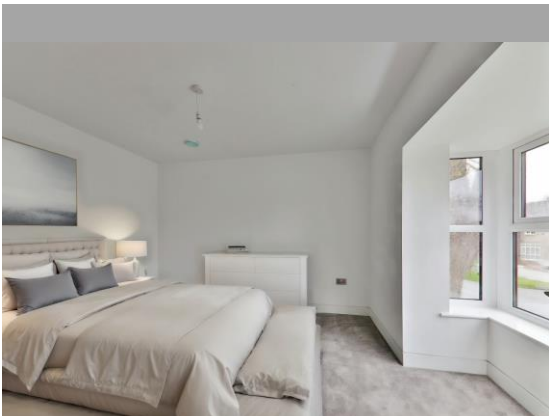
The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band .*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!

IMPORTANT NOTICE

In this listing, some of the property photos have undergone virtual staging to enhance the visual appeal and highlight the full potential of the space. Virtual staging is a digital technique wherein computer-generated furniture, decor, and other elements are added to the images, creating an aesthetically pleasing representation of the property. This process allows potential buyers to envision the possibilities and imagine the furnished layout of the home. While the actual property is vacant and minimally furnished, virtual staging helps bridge the gap between imagination and reality, providing a more compelling presentation of the property's features and potential. It's important to recognise that the virtually staged images are for illustrative purposes only and differ from the current state of the property.

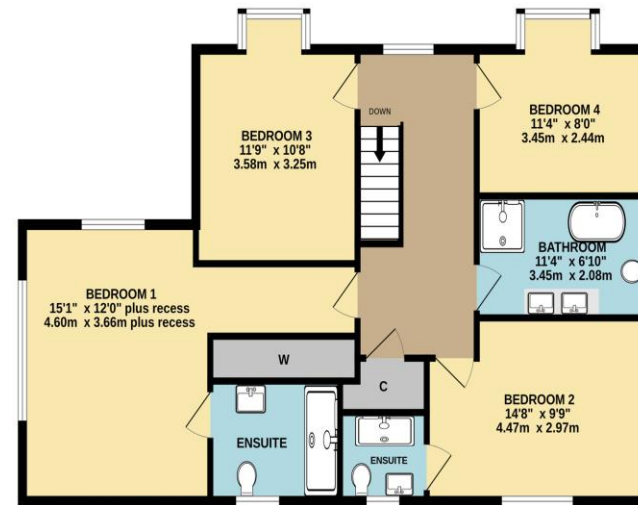
We have NOT modified the physical fabric or fittings of the of this property.



GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR
928 sq.ft. (86.2 sq.m.) approx.



LONGMANS LANE, COTTINGHAM, HU16 4EA

TOTAL FLOOR AREA : 1856 sq.ft. (172.4 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.
Made with Metropix ©2024

8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given 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, nor constitute 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 but any intending purchasers or tenants 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 Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

