

staniford grays



282 Hallgate, Cottingham, HU16 4BQ

£439,950





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- IMMACULATELY APPOINTED AND EXTENDED FAMILY HOME
- CENTRAL COTTINGHAM POSITION
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- RETAINING A WEALTH OF CHARACTER FEATURES
- EXPANSIVE GARDENS
- ATTENTION TO DETAIL THROUGHOUT
- 4 BEDROOMS
- HIGHLY SPECIFIED
- GENEROUS DRIVEWAY PARKING

EXTENDED AND SIGNIFICANTLY IMPROVED FAMILY HOME OVERLOOKING THE GREEN IN A CENTRAL COTTINGHAM LOCATION.

ONLY AN INTERNAL INSPECTION WILL TRULY REVEAL THE IMPRESSIVE SCALE OF THIS 4 BEDROOM FAMILY HOME.

The vendors have lovingly upgraded and re-modelled this bay fronted home into the stunning property it is today. Offering an ideal combination period styling and contemporary design flourishes attention to detail is evident at every turn.

The spacious accommodation extending in excess of 1700 square feet includes; Vestibule, Reception Hallway, Front facing Lounge, Snug/Reception 2, Bright and spacious open plan Dayroom Kitchen with vaulted ceiling height with garden vista. A Utility Room and Shower Room with W.C also feature. A first floor Landing gives access to Three Bedrooms and an immaculately appointed Bathroom with second floor access to a Double Bedroom.

Generous parking is available to the side driveway and front forecourt with expansive rear Gardens with patio, lawned section, orchard and potting area with raised beds.



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ENTRANCE VESTIBULE

STORM PORCH

Accessed via a composite style entrance door with decorative glazed insert. With chequerboard tiling to floor coverings, leading through to...

RECEPTION HALLWAY

A welcoming entrance to this immaculately appointed family home. With composite style access door from the vestibule, uPVC double glazed feature window to side, chequerboard style flooring with border inlay. Traditionally styled staircase approach with Newell post balustrade and spindles and understairs storage cupboard. A wealth of traditional features exist throughout the property including deep skirting, coving, grooved styled doors with crystal effect handles and chrome sockets and light points throughout.

The property is immaculately presented having been fully refurbished with attention to detail around every corner.

RECEPTION LOUNGE

Boasting elegant room proportions with a full height uPVC double glazed walk-in bay window, oak flooring and column radiators. A central focal point is provided via a cast iron wood burning stove with granite hearth and mantel in a traditionally styled surround. Double glazed internal doors provide access through to... 13'7" x 13'9" (4.15 x 4.20)

SNUG

With full garden vistas via bi-folding anthracite grey doors, oak flooring continuing. Open fire insert with granite hearth and mantel in a contemporary style surround. Access door leads through to... 14'5" x 11'6" (4.40 x 3.53)

DAY ROOM/ KITCHEN

A most impressive extension to the property with underfloor heating, vaulted ceiling heights and an abundance of natural daylight provided via six Velux roof lights with bi-folding doors leading to the external patio terrace. The day room kitchen offers modern lifestyle appeal with a dedicated dining area enjoying full garden views and oak flooring continuing to the kitchen. 22'5" x 9'8" (6.84 x 2.95)

Fitted in a contemporary style with a high gloss wall and base unit and contrasting granite work surface over. A number of integrated appliances include a Siemens induction hob with extractor canopy over. Double mid level ovens, integrated dishwasher, inset sink and drainer with feature mixer tap, tiling to floor covering, spotlights to ceiling, pantry cupboard with fitted shelving and access through to...

UTILITY ROOM

A wealth of wall and base units with space for a number of freestanding white goods. Tiling to floor coverings, uPVC double glazed window to side and access door to side driveway. Column radiator and internal door through to... 9'6" x 5'4" (2.92 x 1.63)

GROUND FLOOR SHOWER ROOM/ WC

Immaculately appointed and a clever addition to the property, being accessed from the utility room and entrance hallway itself. Low flush WC, wash hand basin with chrome tap furniture inset to vanity unit, shower cubicle with mains fed shower control and head with splashback screening. With uPVC privacy window to side.

FIRST FLOOR



LANDING

8'1" x 7'10" (2.47 x 2.39)
With uPVC double glazed feature window to side, leading to three bedrooms and house bathroom, with staircase approach to second floor level and fourth bedroom.

BEDROOM ONE

13'8" x 12'9" (4.19 x 3.89)
Of an excellent size with decorative open fire insert, walk-in bay with uPVC double glazed windows and space for a vanity dresser. Column feature radiator, laminate to floor coverings and separate cupboard space.

BEDROOM TWO

11'2" x 13'7" (3.41 x 4.16)
With elevated outlook via uPVC double glazed window to the rear garden. Column radiator and laminate to floor coverings. Of double bedroom proportions and with space for freestanding bedroom furniture.

BEDROOM THREE

8'8" x 7'10" (2.65 x 2.39)
With window to front elevation, laminate to floor coverings, column radiator, space for freestanding wardrobes and bed also.

HOUSE BATHROOM

9'8" x 7'8" (2.97 x 2.36)
With a uPVC privacy window to the rear, immaculately appointed with attention to detail throughout. Comprising of tiled flooring, freestanding bath with floor mounted feature tap point and shower head, low flush WC, basin with wall mounted storage units at either side and dedicated walk-in wet room with mains fed shower, rainfall shower head and console also, a glazed shower screen and hardwood style splash screening with drainer to floor and column radiator.

SECOND FLOOR LEVEL

LANDING

13'0" x 8'3" (3.97 x 2.52)
With Velux roof lights, laminate to floor covering, space for double bed and storage, additional eaves storage also and extends to recess.

EXTERNAL

Enjoying a prominent Cottingham road side frontage opposite the green, benefiting from all the convenience a central village position can offer with all the amenities and services remaining a short distance walk away.
Ample and expansive parking is provided to the flagged entrance drive with planting to the front perimeter boundary. Double gates extend down the side of the property offering further parking provision, in turn leading through to the rear garden area.

The gardens remain generous in size with a trellised dining area extending from the building footprint, with patio and additional furniture/seating area. Beyond, a generous laid to lawn grass section exists with further patio area, leading through to raised beds and greenhouse area, further storage provision, hard landscaping with apple tree and additional lawned section. Close boarded fencing and Privet hedging to perimeter boundaries. Given the expanse of garden and various areas on display, comes recommended for further internal inspection.

AGENTS NOTE

The vendors have lovingly maintained, restored and extended this immaculately appointed family home, retaining a number of character and traditional features, and genuinely offers a blend of contemporary style living within a traditional format of accommodation.

COUNCIL TAX:

We understand the current Council Tax Band to be E

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

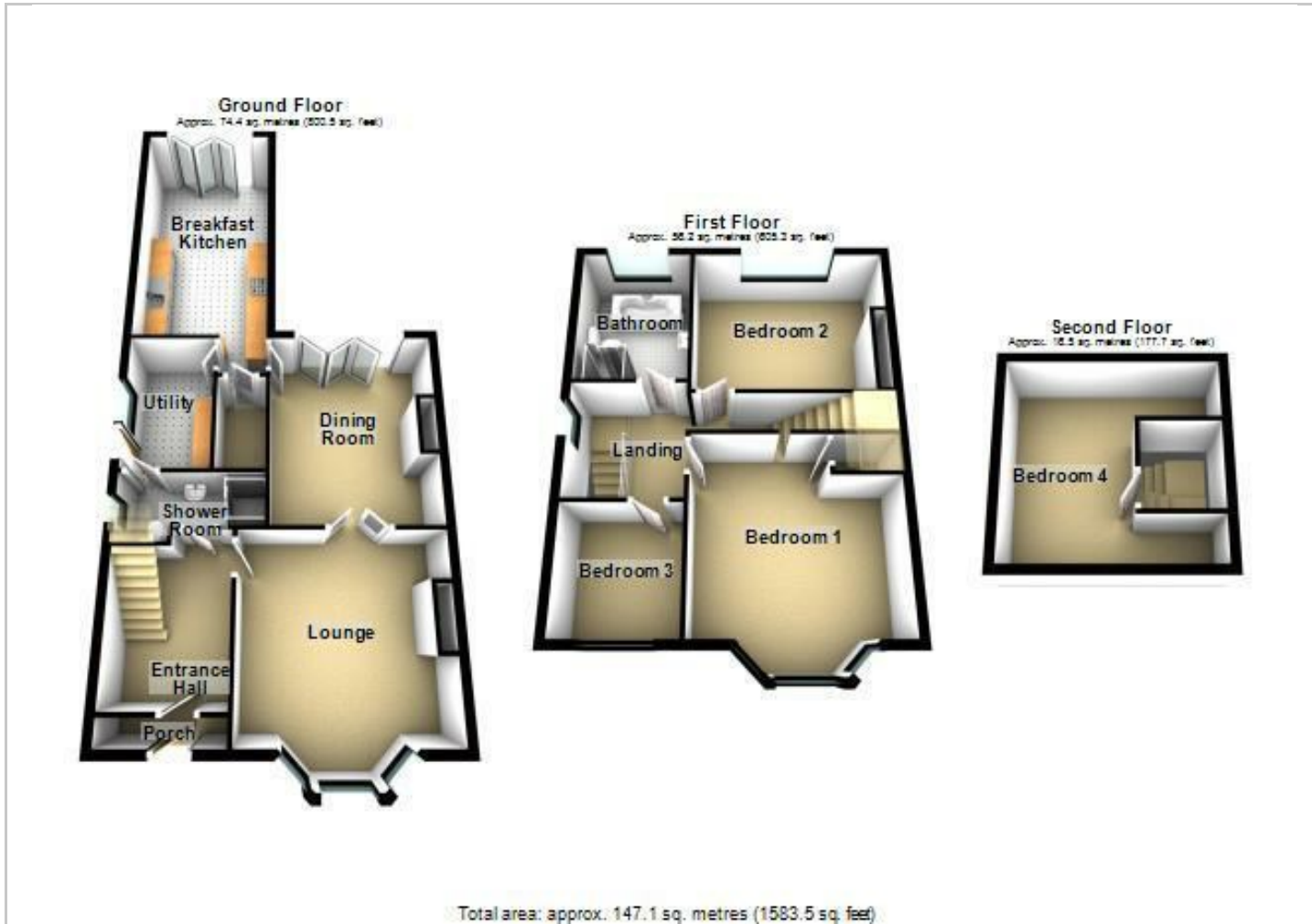
FEES

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. For full details please contact the selling agent.





Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.