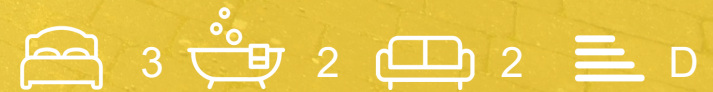


staniford
grays



25 West End Road, Cottingham, HU16 5PL

£360,000





25 West End Road

Cottingham, HU16 5PL

- CHARACTER FAMILY HOME
- LARGE PLOT
- FIXED STAIRCASE TO LOFT AREA
- DRIVEWAY PARKING
- APPROACHING 1600 SQAURE FEET INTERNALLY
- CONVENIENT COTTINGHAM SETTING
- GENEROUS RECEPTION ROOMS
- OUTBUILDING TO GARDEN
- VIEWING ADVISED AS RARELY OFFERED FOR SALE

A stunning example of a character and extended family home coming ready for immediate occupation.

Conveniently positioned and completed to a high standard internally the vendors have improved and maintained this deceptively spacious, bay-fronted home. Benefitting from a generous plot with expansive rear gardens and offering a private outlook and being one of the largest plots in the immediate setting.

The heart of the home remains a fully open plan and extended Dayroom/Dining Kitchen with an abundance of natural daylight with full garden views.

The versatile layout comprises; Entrance Hallway, Cloakroom W.C, Bay fronted Reception Lounge, Dayroom/Dining Room open plan to a large Kitchen. To the first floor level are two Double Bedrooms and a Third Bedroom with a well appointed Bathroom and Shower Room. To the second floor level a fixed staircase leads to a Loft Area.

The rear garden remains a key selling feature given the privacy and size with the benefit of a front and side drive and generous forecourt parking.

Offering generous room sizes throughout and invited for inspection given the quality of family home on offer.



£360,000



ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

15'8" x 6'4" (4.79 x 1.95)

A welcoming entrance to this traditionally styled and much improved family home. With lead insert entrance door, a number of traditional details feature throughout including deep skirting, wall panel detailing. Staircase approach to first floor level with balustrade and spindles and access provided to ground floor reception rooms, inset spotlights to ceiling, under stairs storage cupboard and cast iron feature radiator.

CLOAKROOM/ WC

With window to the side elevation, corner hand basin inset to vanity unit and low flush WC with tiling to splashbacks.

BAY FRONTED LOUNGE

14'6" x 13'10" (4.42 x 4.24)

Immaculately appointed throughout and boasting generous ceiling heights and room proportions with deep skirting, picture rail and bay fronted lead insert window. A central focal point is provided via a contemporary style fireplace, cast iron radiator and laminate to floor coverings.

RECEPTION ROOM TWO - DAY ROOM / DINING ROOM

13'11" x 10'7" (4.26 x 3.24)

A versatile and bright room used by the current vendors as an informal sitting room. With cast iron log burning stove, laminate to floor coverings, being open plan through to a dedicated dining area/ breakfast room, with French doors leading to the external terrace and enjoying good levels of natural daylight. Open plan also through to...

KITCHEN

21'5" x 9'1" (6.55 x 2.79)

With uPVC lead insert windows to the side elevation and access door to rear terrace also. Benefitting from a range of contemporary style high gloss wall and base units with contrasting hardwood work surface over. A number of Neff appliances include double oven, over size hob, one and a half bowl sink and drainer with feature mixer tap, integrated fridge freezer and dishwasher. With downlighters and spotlights also.

FIRST FLOOR LANDING

10'5" x 8'3" (3.18 x 2.54)

With access provided to three bedrooms, shower room and bathroom with lead insert window to the side elevation and fixed staircase to second floor loft room.

BEDROOM ONE

14'0" x 12'9" (4.28 x 3.90)

Of an excellent size with walk in bay fronted lead insert window and fitted wardrobes to wall length.

BEDROOM TWO

13'11" x 11'1" (4.26 x 3.38)

With uPVC double glazed window and patio access door to external terrace with cast iron railings, with elevated outlook to the full garden vista. Suitably sized to accommodate double bed with storage also.

BEDROOM THREE

9'10" x 8'4" (3.01 x 2.55)

With uPVC double glazed window to the rear outlook and laminate to floor coverings.

SHOWER ROOM

Handy second shower space with uPVC lead insert window to the side elevation and walk in shower with raised cubicle and heated towel rail.



HOUSE BATHROOM

7'2" x 6'5" (2.20 x 1.97)

Immaculately appointed and well styled throughout with free standing roll top bath, wall mounted shower head and console, glazed shower screen, wall mounted basin, low flush WC, heated towel rail, vanity unit, Apex uPVC double glazed window, inset spotlights to ceiling and rear backlit mirror.

SECOND FLOOR

LOFT ROOM

10'9" x 10'5" (3.28 x 3.18)

A versatile loft area with generous eaves storage, fitted cupboards and has potential to be used as a home office with Velux windows also.

EXTERNAL

This smartly appointed and extended family home remains conveniently positioned within a moments walk of Cottingham Village centre, offering dedicated driveway parking to the immediate frontage, via a brick set entrance drive, with laid to lawn grass, front garden area and hedged border to the front boundary perimeter.

Double gates lead through to an expansive rear garden with terrace extending from the immediate building footprint. A converted garage includes a dedicated utility room.

The rear garden extends and continues some considerable distance with hedged borders and perimeters, pond area, dining and seating area, storage shed and a further composting area.

Must be seen to be fully appreciated to acknowledge the size of gardens on offer, with the benefit of good levels of privacy and seclusion within a mature setting.

UTILITY ROOM

8'1" x 6'8" (2.48 x 2.05)

With fitted wall and base units, sink and space for a number of low level white goods.

HOME OFFICE/ GARDEN ROOM

12'3" x 8'6" (3.74 x 2.61)

Boasts a full garden outlook with French doors and uPVC double glazed windows with inset spotlights to ceiling.

COUNCIL TAX:

We understand the current Council Tax Band to be E

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

MORTGAGE CLAUSE :

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanfords.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.

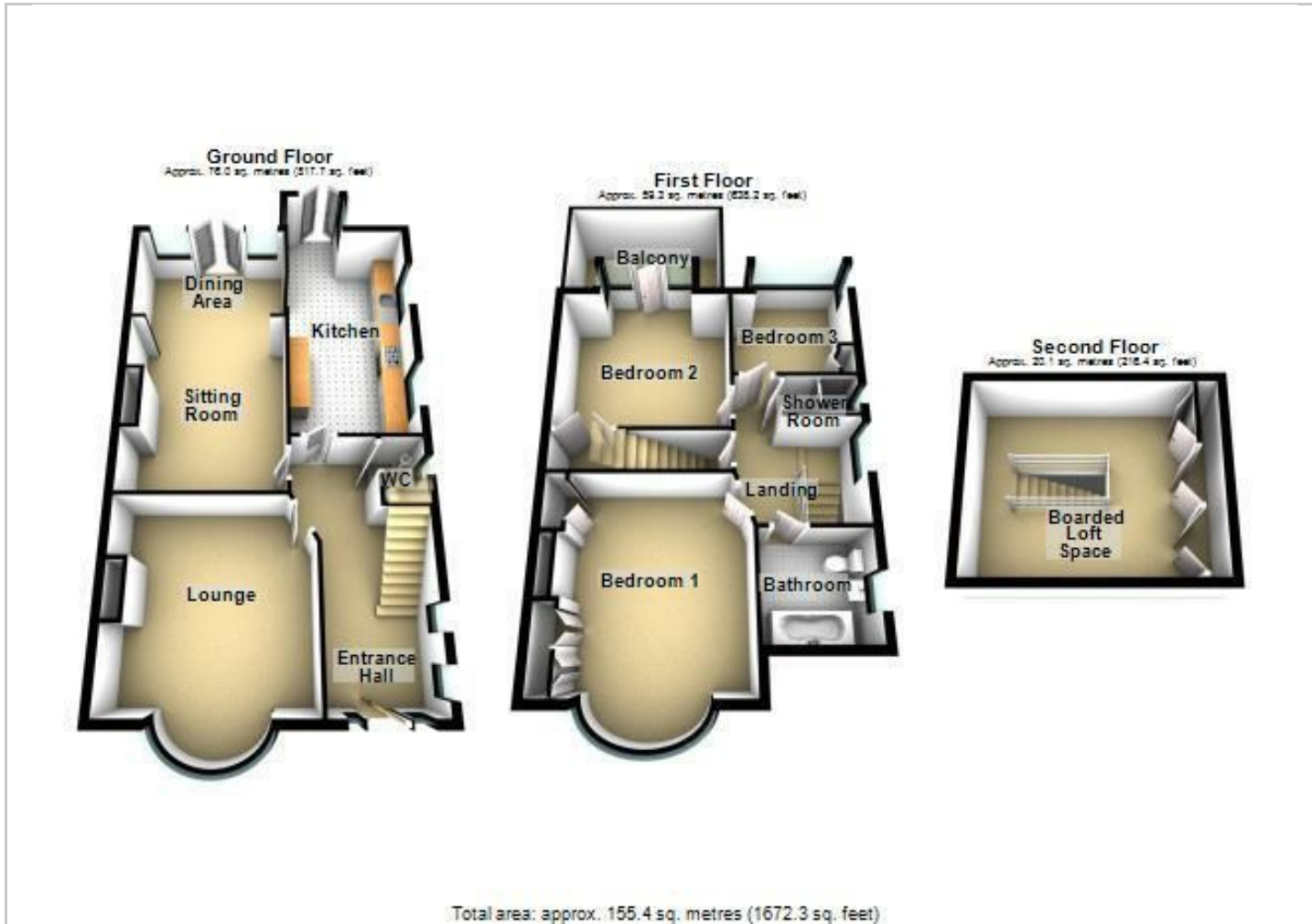
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

AGENTS NOTE

FURTHER EXTENSION POTENTIAL IS AVAILABLE TO THE REAR SHOULD THIS BE REQUIRED GIVEN THE LARGE PLOT.



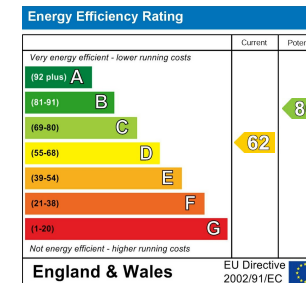
Floor Plans



Location Map



Energy Performance Graph



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.