

staniford grays



31 St. Margarets Avenue, Cottingham, HU16 5NQ

£249,950





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- WELL APPOINTED THREE BEDROOM HOME
- CONVERTED GARAGE AND GENEORUS DRIVEWAY
- NO ONWARD CHAIN
- LIVING SPACE OVER 3 FLOOR LEVELS
- LARGE OPEN PLAN KITCHEN
- EXTENDED AND IMPROVED THROUGHOUT
- DECEPTIVELY SPACIOUS
- CONVENIENT COTTINGHAM SETTING
- TWO BATHROOMS
- 3 DOUBLE BEDROOMS

Remodelled and extended, three storey property being located in a convenient Cottingham Setting.

A dedicated Garage with office and W.C. offers further potential for conversion.

The deceptively spacious and modern interior includes generous reception rooms, 3 double bedrooms and 2 bathrooms.

Living space comprises to the ground floor; Entrance Hallway, open plan Dining into Kitchen with views over the south-facing garden, Reception Lounge. To the first floor a landing gives access to two double Bedrooms and House Bathroom with a further double Bedroom and Ensuite to the second floor level.

Generous driveway parking exists with private gardens to the rear with garage/store..

Viewing advised given the ready to move in condition and broad appeal throughout.



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ACCOMMODATION COMPRISES

SIDE ENTRANCE HALLWAY 6'0" x 3'6" (1.84 x 1.08)
Accessed via a composite style entrance door with staircase approach leading to the first floor level and access provided through to...

RECEPTION LOUNGE 13'5" x 13'5" at longest and widest point (4.10 x 4.10 at longest and widest point)
Enjoying good levels of natural daylight through a large uPVC double glazed bay window with a focal point provided via a modern styled fireplace with electric fire insert and glazed oak internal door.

DINING KITCHEN 23'11" x 13'5" at longest and widest point (7.30 x 4.10 at longest and widest point)
Of excellent room proportions with additional daylight provided via a Velux roof light to vaulted ceiling height, uPVC side window and French doors leading to the patio terrace. A range of fitted wall and base units with contrasting wood work surface over, extending around to a dedicated breakfast bar, inset one and a half bowl sink and drainer with feature mixer tap, mid level oven, space for free standing American fridge and freezer. Integrated washing machine, inset hob with extractor canopy over. Inset spotlights to ceiling, space for recessed TV point and under stairs storage cupboard also, with additional space for dining table.

FIRST FLOOR

CENTRAL LANDING
With oak balustrade and glazed detailing, leading to two double bedrooms and staircase approach to second floor level.

BEDROOM TWO 13'1" x 10'9" (4.00 x 3.30)
With uPVC double glazed window to the front outlook, inset spotlights to ceiling and suitably sized to accommodate additional bedroom furniture.

BEDROOM THREE 10'2" x 9'2" (3.10 x 2.80)
With uPVC double glazed window to the rear, fitted wardrobe storage with hanging rails and housing wall mounted combination boiler.

HOUSE BATHROOM 8'5" x 5'4" (2.59 x 1.65)
Luxuriously appointed with a contemporary style three piece suite, with uPVC privacy window to side. Fitted basin to vanity unit, low flush WC, 'P' shaped panel bath with shower screen, rainfall shower head, additional shower head and remote console with wall mounted heated towel rail, contemporary tiling to full shower splashbacks and extractor.

SECOND FLOOR LANDING



BEDROOM ONE 12'9" x 22'3" at longest and widest point (3.90 x 6.80 at longest and widest point)
Private Master bedroom suite accessed to the second floor level. With Velux roof light, uPVC double glazed window to rear and fitted wardrobes to full wall length providing generous storage and providing access to...

ENSUITE SHOWER ROOM 6'2" x 7'4" (1.89 x 2.26)
Again boasting modern styling throughout with recess walk in shower tray, concealed cistern low flush WC, inset basin to vanity storage, tiling to splashbacks, heated towel rail, inset spotlights to ceiling and remote shower control.

EXTERNAL
St. Margaret's Avenue remains conveniently positioned within a short distance walk to Cottingham village centre, but also providing excellent access to surrounding locations with proximity to Castle Hill hospital also.

The property itself benefits from generous parking to the frontage with a dedicated driveway and access provided to the side of the property via double gates. Leading through to a private and enclosed rear garden area with patio terrace extending from the immediate building footprint and additional seating area. External tap and light points.

The property also boasts dedicated garage store/ office workshop.

GARAGE/ WORKSHOP/OFFICE 14'9" x 14'9" (4.50 x 4.50)
Being of brick built construction with electronically operated sliding door and uPVC double glazed access door also.

OFFICE 7'10" x 5'11" (2.39 x 1.81)
With full power and lighting. Separate WC and basin. Offering further conversion potential.

AGENTS NOTE
The property comes ready for immediate living with viewing available through the sole selling agent Staniford Grays.

COUNCIL TAX:
We understand the current Council Tax Band to be D

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
Staniford 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@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."

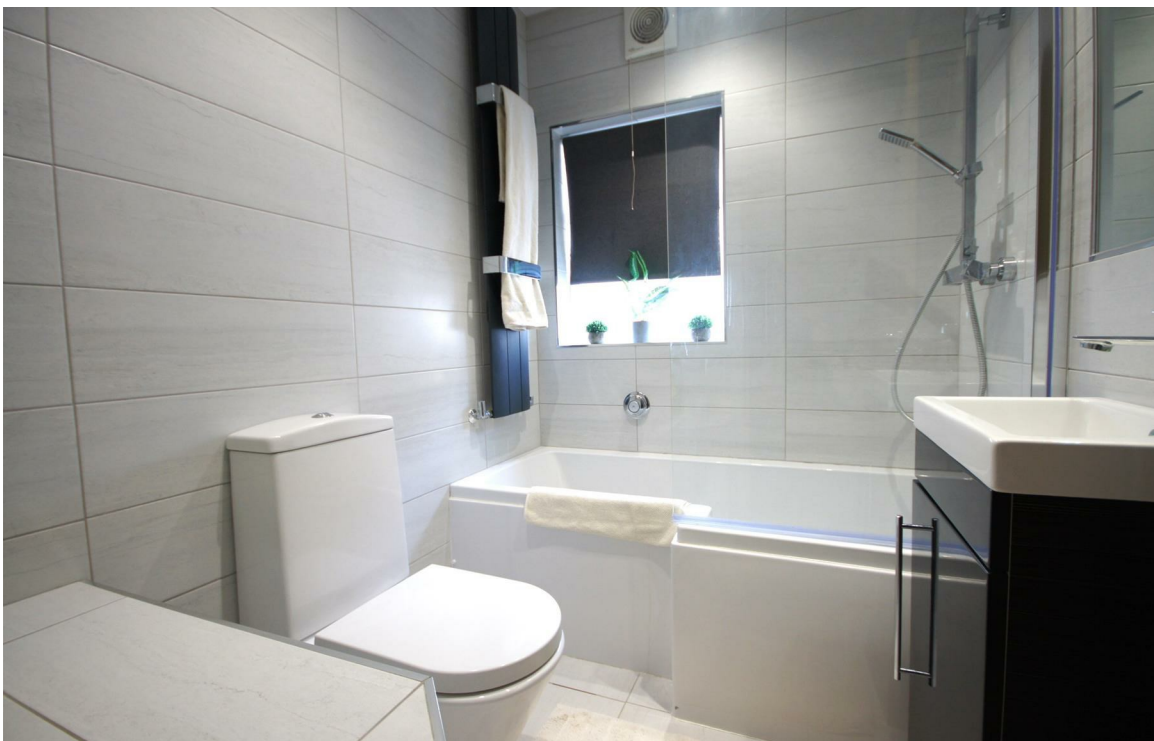
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

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.





Floor Plans



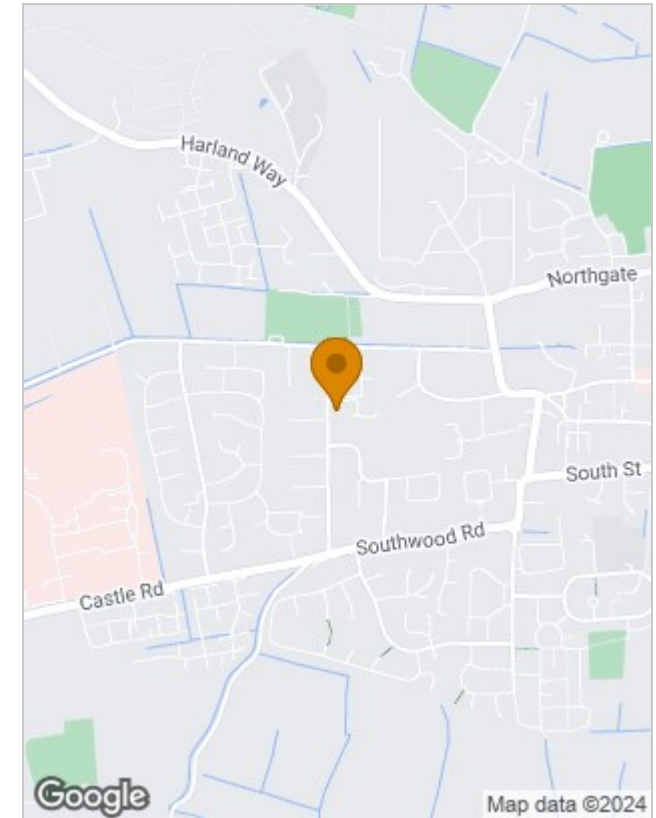
Viewing

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.

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Location Map



Energy Performance Graph

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		
England & Wales	EU Directive 2002/91/EC	