

staniford
grays



58 Crescent Street, Cottingham, HU16 5QS

£420,000





58 Crescent Street

Cottingham, HU16 5QS

- CHARACTER FAMILY HOME
- DECEPTIVELY SPACIOUS
- THREE RECEPTION ROOMS
- 2 BATHROOMS
- WELL APPOINTED
- UPGRADED INTERNALLY WITH LIFESTYLE DAYROOM/KITCHEN
- CENTRAL COTTINGHAM SETTING
- FOUR BEDROOMS
- DETACHED GARAGE AND DRIVEWAY

CHARACTER FAMILY HOME IN DISCREET AND CENTRAL COTTINGHAM LOCATION.

With living space in excess of 1600 square feet internally the property has been extended and modernised over recent years.

Offering good levels of roadside appeal with a traditional exterior and a well appointed living space internally comprising; Entrance Hall, Reception Lounge, Open Plan Kitchen / Dining Area leading through to a Day Room extension, a separate Snug Reception Space, Utility Room and Cloakroom W.C.

To the first floor a central landing area provides an additional feature with access to four Double Bedrooms and a smartly appointed House Bathroom and additional Shower Room.

Externally a Single Garage with sizeable driveway approach provides parking provision for numerous vehicles with well established and private facing gardens to the side and rear.

Given the ready to move in condition the property comes highly advised for internal inspection.



£420,000



ACCOMMODATION COMPRISES

ENTRANCE HALLWAY 11'7" x 7'10" (3.54 x 2.39)
Accessed via entrance door with uPVC double glazed lead insert window to front elevation. A welcoming entrance to this character family home, having originally been constructed in 1890 and undergoing a full programme of extension in 1980.

The entrance hall itself provides access to a generous and deep storage cupboard with additional uPVC double glazed window to side. With access provided through to....

RECEPTION LOUNGE 14'10" x 16'11" (4.54 x 5.17)
Used by the current vendors as the formal reception space with uPVC double glazed style window to the front and side elevation. A central focal point is provided via a fire insert with inset mounted railway sleeper and hardwood flooring continuing throughout. Leads through to....

INNER HALLWAY
Providing staircase approach to first floor level and access to....

CLOAKROOM WC
With white sanitary ware, low flush WC, pedestal wash hand basin and uPVC double glazed window to side.

OPEN PLAN DAY ROOM KITCHEN 22'2" x 17'9" (6.77 x 5.43)
A most impressive reception space having been extended over the years and recently remodelled and upgraded. Serving as the heart of this family home, and benefitting from elements of contemporary styling with traditional flourishes.

The reception space benefits from a dedicated seating area, with French doors leading through to the patio terrace, a further dining area also features with uPVC double glazed window to both side elevations. A most impressive lifestyle kitchen meets the needs and requirements of the most discerning of purchasers with contemporary colouring and anthracite grey finish with Shaker traditional style detailing. Quartz work surfaces over to the wrap around kitchen work surface return.

A number of integrated appliances include Neff double ovens, two integrated fridges, integrated dishwasher and additional three quarter dishwasher size. Inset sink and drainer with tap hose. Heater to kick space, induction hob and over sized extractor canopy over. Pull out bin storegare system, LVT flooring.

In its entirety the kitchen space really does have to be seen to appreciate the quality and specification on offer.

UTILITY ROOM 10'7" x 8'11" (3.23 x 2.74)
Fitted with a range of fitted wall and base units, plumbing for a washing machine and space for further white goods. Inset sink and drainer, uPVC double glazed window to side and access to side patio terrace. Provides access through to....

SNUG / STUDY 9'3" x 10'6" (2.83 x 3.21)
With uPVC double glazed window to the side elevation.

LANDING
Provides access to four bedrooms and two bathrooms with uPVC double glazed window to the side elevation and balustrade and spindles.



BEDROOM ONE Enjoying a front facing outlook with uPVC double glazed windows with lead inserts, cupboard detailing also.	15'9" x 13'3" (4.82 x 4.06)
BEDROOM TWO With uPVC double glazed window and of double bedroom proportions.	11'9" x 7'11" (3.60 x 2.43)
BEDROOM THREE With uPVC double glazed window side elevation and of double bedroom proportions.	9'10" x 7'10" (3.02 x 2.41)
BEDROOM FOUR With uPVC double glazed window to rear and of double bedroom proportions.	9'5" x 12'1" (2.88 x 3.69)
SHOWER ROOM Immaculately appointed throughout with contemporary sanitary ware including a walk in double shower tray with rainfall style shower head and wall mounted head and console. Inset basin to vanity unit, concealed cistern low flush WC, tiling in a contemporary style. With uPVC privacy window to the side. Kardean flooring. Electric shaver point, extractor and heated towel rail.	6'5" x 6'11" (1.98 x 2.11)
HOUSE BATHROOM With three piece suite comprising of panel bath, inset basin to vanity unit, concealed cistern low flush WC, tiling to wall coverings in a contemporary style with uPVC privacy window to side. Kardean flooring. Electric shaver point, extractor and heated towel rail.	6'4" x 6'3" (1.94 x 1.91)

EXTERNAL
Crescent street itself remains conveniently positioned being accessed from the central Cottingham position of George Street. The property boasts an off set road side position boasting a wealth of character appeal with vehicular access provided via generous parking driveway, in turn leading to a detached garage.

Front garden area features with gated access provided to the side and rear gardens, extending around the building footprint with patio terrace and raised decked area also.

Laid to lawn grass extends around the property from the side to rear gardens with established planting, shrubbery and borders to the rear perimeter boundary and boarded fencing to the sides. External tap and light points.

DETACHED GARAGE 19'8" x 10'5" (6.00 x 3.20)
With up and over access door and personnel access door to side. With full power and lighting.

AGENTS NOTE
The property has undergone a programme of extension and transformation over the years and remains deceptively spacious, extending in excess of 1600 square feet internally. With viewing available through the sole selling agent Staniford Grays.

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.

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."

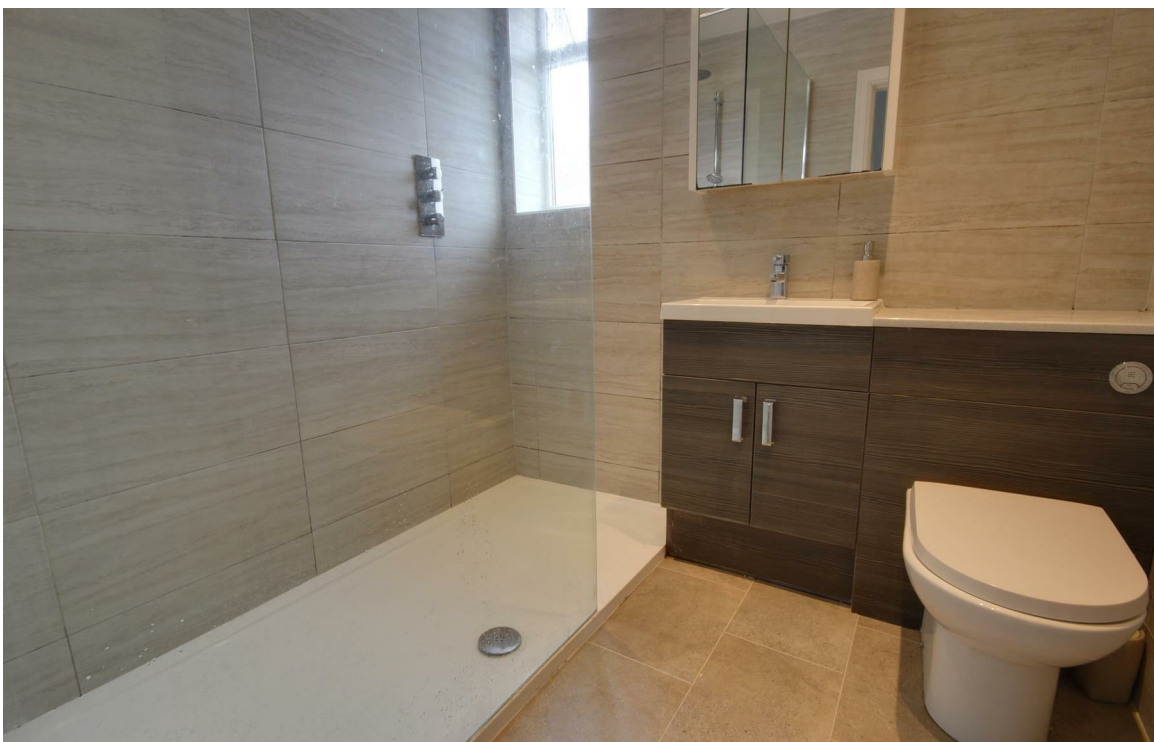
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

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.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

