

staniford
grays



39 Main Street, Skidby, Cottingham, HU16 5TZ

£399,950





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Cottingham, HU16 5TZ

- DOUBLE FRONTED VICTORIAN STYLED HOME
- SCOPE FOR FURTHER IMPROVEMENT
- VARIOUS OUTBUILDINGS
- FOUR DOUBLE BEDROOMS
- SOLAR PANELS
- GENEROUS PLOT SIZE
- DRIVEWAY, GARAGE AND WORKSHOP
- THREE RECEPTION ROOMS
- GENUINE CHARACTER HOME
- VIEWING ADVISED

GENUINE CHARACTER APPEAL AND OFFERED FOR SALE IS THIS DOUBLE FRONTED VICTORIAN HOME.

Offering immediate family living with further potential on offer to expand into the outbuildings, all within a central Skidby setting.

Extending over 1700 square feet, the property itself boasts a wealth of traditional features being situated upon a generous plot.

Offering gated driveway parking with a large Garage, additional Workshop area and Summer House.

To the ground floor an Entrance Porch leads to a Breakfast Kitchen, Utility Room, Cloakroom W.C. Sitting Room/Dining Area, Snug/Family Room and Reception Lounge.

A landing to the first floor leads to 4 generous double Bedrooms (En-suite provision to the principal Bedroom) and House Bathroom.

The mature plot in its entirety offers good levels of screening and privacy with a wealth of opportunity for the right applicant.



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GROUND FLOOR

ENTRANCE PORCH

A welcoming entrance to this double fronted, traditionally styled property. Leads through to...

KITCHEN

Traditionally styled with a range of fitted wall and base units with contrasting work surfaces over, suitably sized to accommodate breakfast table also, with windows to the front and side elevations. A focal point is provided via a range style cooker with gas hob over, one and a half bowl sink and drainer with mixer tap, space and plumbing for a number of additional low level white goods.

13'4" x 11'10" (4.08 x 3.63)

UTILITY ROOM

An expansive room with potential to be used for a multitude of purposes, used currently as a dedicated utility space with a range of base units to two wall lengths. Ample space for white goods (e.g. fridge freezer, washing machine), inset sink & drainer, access door and window to side. Leads to inner hallway with staircase approach to first floor level.

15'1" x 13'11" at longest and widest point (4.61 x 4.26 at longest and widest point)

RECEPTION LOUNGE

Boasting a bright South facing orientation with French doors and additional windows to the rear elevation and additional window to side. A central focal point is provided via fire insert with traditional hearth and mantel over, suitably sized to accommodate furniture suite.

15'1" x 15'0" (4.61 x 4.59)

DINING ROOM / SITTING ROOM

A versatile space currently used as a formal dining space but has potential to be used as a second reception space or sitting room, with window to front elevation and French doors leading through to...

13'4" x 12'7" (4.08 x 3.85)

SNUG / FAMILY ROOM

With laminate to floor coverings.

13'8" x 11'1" (4.17 x 3.38)

FIRST FLOOR

LANDING

A main landing and inner landing provide access to four double bedrooms and house bathroom.

PRINCIPAL BEDROOM

Of double bedroom proportions with built in wardrobes to one wall length and providing open outlook to the South facing gardens.

15'1" x 11'8" (4.61 x 3.57)

EN SUITE SHOWER ROOM

Neutrally appointed throughout including shower cubicle with wall mounted head and console, low flush w.c, inset basin to vanity unit, tiling to splashbacks.

6'3" x 6'2" (1.93 x 1.90)



BEDROOM TWO 14'4" x 13'4" (4.38 x 4.08)
Of double bedroom proportions with sliding wardrobes and window to front outlook.

BEDROOM THREE 13'4" x 10'6" (4.08 x 3.22)
Of double bedroom proportions with fitted wardrobes and locker storage, window to frontage.

BEDROOM FOUR 11'1" x 11'0" (3.38 x 3.36)
A generously sized fourth bedroom that would easily accommodate double bed, window to rear outlook.

HOUSE BATHROOM 11'1" x 6'8" (3.38 x 2.04)
Benefiting from four piece suite incorporating walk-in shower cubicle with wall mounted head and console, recessed bath, low flush w.c, pedestal wash hand basin and tiling to splashbacks.

OUTSIDE
Kellgate Lodge benefits from a prominent roadside frontage, being double fronted with low level wall to the front perimeter boundary and gated side drive providing ample parking provision. The property itself is steeped in wealth and character, formally being used as the village shop, offering further scope for improvement and modernisation with the possibility of further extension into outbuildings. Abundant in Victorian style and detailing, with an expansive plot opening to the property rear, incorporating dedicated garage and workshop, patio terrace extending from the immediate building footprint. Established planting, shrubbery and borders also feature to the rear garden with raised borders, expansive laid to lawn grass section, further raised patio area and generous summerhouse and further outbuilding. Adjoining the side of the property is a further store area offering potential for conversion (subject to the necessary permissions) and must be seen to be fully appreciated.

AGENTS NOTE
The property benefits photovoltaic (solar) panels to the South facing roof elevation with further tariff details available upon request through the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band to be 'E'.

VIEWING
Strictly by appointment with sole selling agents, Staniford Grays.
Website- Stanifords.com Tel: (01482) - 631133
E-mail: swansales@stanifords.com

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 MISDESCRIPTONS 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.

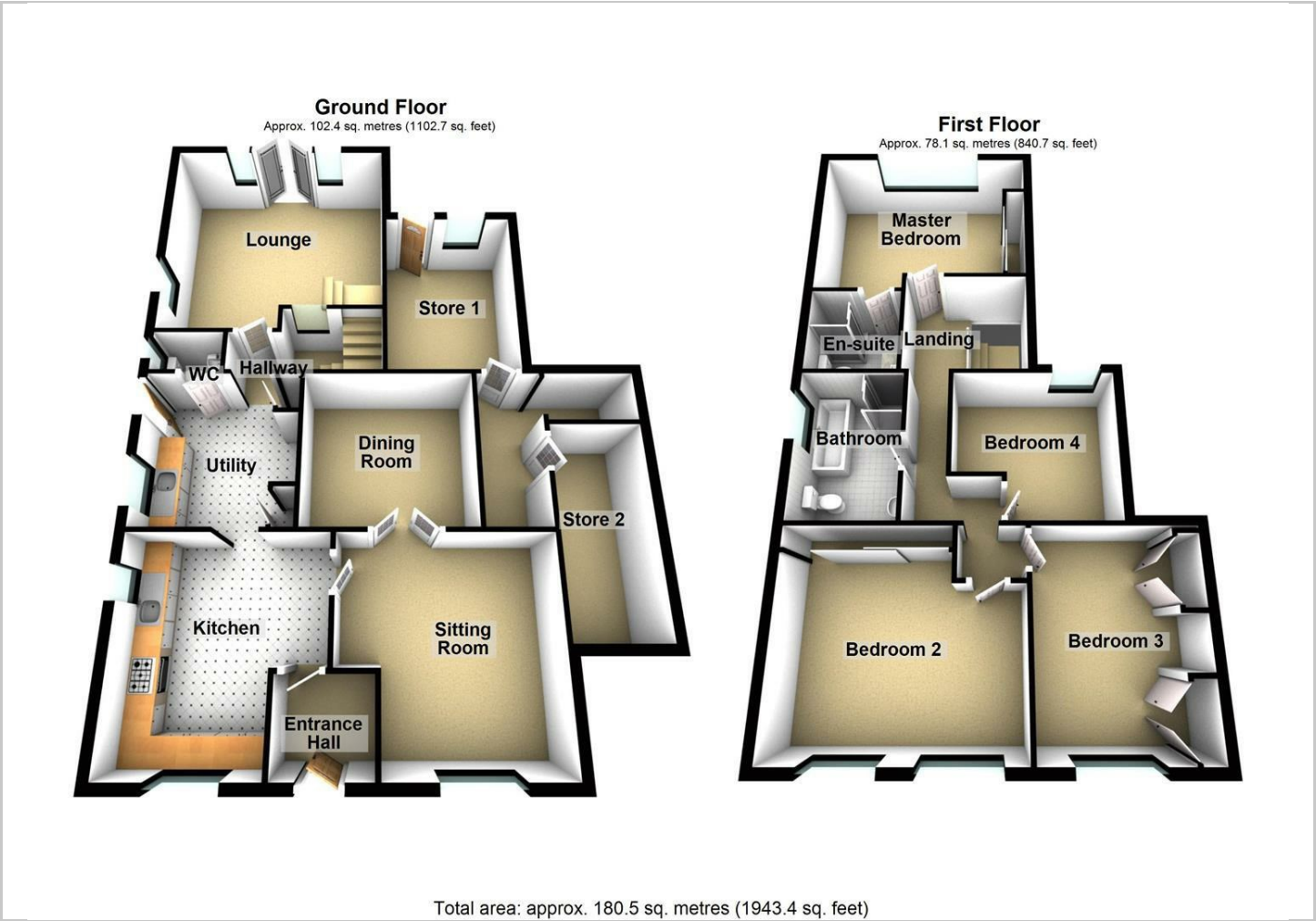
MISREPRESENTATION ACT 1967

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

