



19 The Dales, Cottingham, HU16 5JN

£495,000



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- DECEPTIVELY SPACIOUS FAMILY HOME
- AMPLE PARKING AND DOUBLE DETACHED GARAGE
- EXTENDING 2500 SQUARE FEET IN SIZE
- OPEN PLAN RECEPTION SPACES
- WALKING DISTANCE TO PRIMARY & SECONDARY SCHOOLS
- GENEROUS PRIVATE PLOT
- UP TO 5 DOUBLE BEDROOMS
- VERSATILE LAYOUT
- PEACEFUL COTTINGHAM SETTING
- DOUBLE DETACHED GARAGE

DECEPTIVELY SPACIOUS FAMILY HOME EXTENDING 2500 SQUARE FEET IN SIZE.

Set within an established and private plot, Staniford Grays introduce to the market this truly appealing 5/6 bedroom detached family home.

An emphasis has been placed on open plan living with a genuine flow to the property layout having been considerably extended over the years and boasting excellent levels of natural daylight.

Being conveniently located in a convenient yet peaceful Cottingham setting amongst similarly styled executive detached family homes.

The well appointed and multi-generational living consists of Vestibule, Reception Hallway providing access through to the Lounge, open plan to a dedicated Dining Room, Kitchen, Sun/Garden Room extension and Utility Room. An Inner Hallway provides access to a Sitting Room/Bedroom 6, further Bedroom and well specified ground floor Bathroom.

To the first floor level a sizeable landing leads through to a Principal Bedroom with walk-in wardrobe and 3 further double Bedrooms and Family Bathroom.

Externally a generous entrance drive provides access to a gated side drive with double Detached Garage and private facing gardens with complete privacy provided and



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GROUND FLOOR

STORM PORCH

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance doorway, opening through to...

RECEPTION HALLWAY

With exposed wood flooring, staircase approach to first floor level, access provided to open plan reception spaces and inner hallway.

10'11" x 8'0" (3.35 x 2.44)

RECEPTION LOUNGE

Generously appointed with uPVC double glazed crescent bow window to the front and additional window to side elevation, a central focal point is provided via cast iron multi-fuel burning stove with suspended mantel shelf, exposed wood flooring continues throughout, being open plan and raising up to...

31'3" x 13'5" (9.54 x 4.11)

DINING AREA

With additional window to side and open plan through to...

KITCHEN + SUN ROOM EXTENSION

With panoramic view over the private and enclosed gardens via oversized uPVC double glazed windows, with glazed roof also providing an abundance of natural daylight, laminate to floor coverings, double French doors leading to patio terrace also, used currently as an informal day room and dining area.

15'1" x 15'8" (4.61 x 4.78)

KITCHEN

With uPVC double glazed window to the rear elevation. Smartly appointed with a range of Shaker style wall and base units offering generous storage with kitchen island and breakfast bar, various pan drawers, under-cabinetry lighting, inset 1&1/2 bowl sink and drainer with extending hose, tiling to splashbacks, oversize gas hob with suspended extractor canopy over, mid-level oven and microwave, tiling to floor coverings, spotlights to ceiling, space for white goods. Access through to reception hallway and also...

13'1" x 12'8" (4.00 x 3.88)

UTILITY ROOM

With base units, space for American style fridge freezer and plumbing for further white goods, deep shelf storage cupboard, uPVC double glazed window to rear and access to patio terrace also.

7'2" x 10'5" (2.20 x 3.20)

SITTING ROOM / BEDROOM SIX

A versatile room with potential to be used as a dedicated reception space but also as a bedroom, with uPVC double glazed window to the rear outlook, wall light points, of an excellent size with focal point provided via fire insert with decorative hearth and mantel.

18'0" x 12'3" (5.51 x 3.74)

BEDROOM FIVE

Offering ground floor bedroom space, with sliding wardrobes to one full wall length, offering generous storage and uPVC double glazed window to the front elevation, wall light points.

14'2" x 12'1" (4.33 x 3.69)



GROUND FLOOR BATHROOM

Immaculately appointed and presented to the highest of standards, in a contemporary finish with tiling to full floor and wall coverings, feature wall tiling to the dedicated wet room area with inset floor drainer, shower screen, rainfall shower head and additional shower hose, storage recess, oversize bath with mounted mixer tap and shower hose, contemporary style elliptical vanity basin set into vanity unit with feature mixer tap, low flush w.c., Bluetooth speak to cabinet, backlit mirror, inset spotlights to ceiling, thermostatically controlled towel rail, uPVC privacy window to frontage.

FIRST FLOOR

LANDING

Providing access to four double bedrooms and house bathroom.

PRINCIPAL BEDROOM

With uPVC double glazed window to the side and rear offering elevated outlook over the private gardens, of double bedroom proportions with space for freestanding bedroom furniture and access provided to walk-in wardrobe (4.22m x 1.46m) and additional eaves storage.

15'0" x 13'10" (4.59 x 4.23)

BEDROOM TWO

Enjoying excellent levels of natural daylight with windows to the side and rear elevation, again of double bedroom proportions, with space for freestanding bedroom furniture and deep storage cupboard also.

16'6" x 17'2" at longest & widest point (5.04 x 5.24 at longest & widest point)

BEDROOM THREE

With uPVC double glazed window to the front outlook and with double cupboard.

15'6" x 12'10" (4.73 x 3.92)

BEDROOM FOUR

With uPVC double glazed window to the rear, laminate to floor coverings. Of an excellent size for a fourth bedroom.

15'4" x 9'1" (4.68 x 2.77)

HOUSE BATHROOM

With Velux style window, concealed cistern low flush w.c, inset basing to generous vanity storage, feature tiling to splashbacks and floorcoverings, corner shower cubicle with rainfall showerhead and additional shower hose, backlit mirror, heated towel rail.

8'5" x 6'0" (2.59 x 1.84)

OUTSIDE

19 The Dales itself remains conveniently positioned within a peaceful residential setting of likeminded executive detached family homes, within walking distance of primary and secondary schools.

The subject property benefits from generous parking provision to the immediate frontage with brick sett double driveway and additional side driveway giving access through double entrance gates, in turn to a double detached garage.

A low level wall features to the front boundary perimeter with rockery and established planting and shrubbery and pathway leading to the property entrance itself.

The gated driveway provides access to the expansive double detached garage with electronically operated up&over access door, personnel door to side and full power and lighting also.

A large patio terrace extends from the immediate building footprint, with laid to lawn grass section, further patio terrace, summerhouse (with full power), storage and greenhouse. Fencing to perimeter boundaries with excellent levels of screening and privacy to the rear, external tap and light points.

AGENTS NOTE

Given the scale of property extending over 2500 sq ft in size and the privacy of plot setting, comes recommended for further internal viewing.

SERVICES

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

FIXTURES AND FITTINGS

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

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 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.

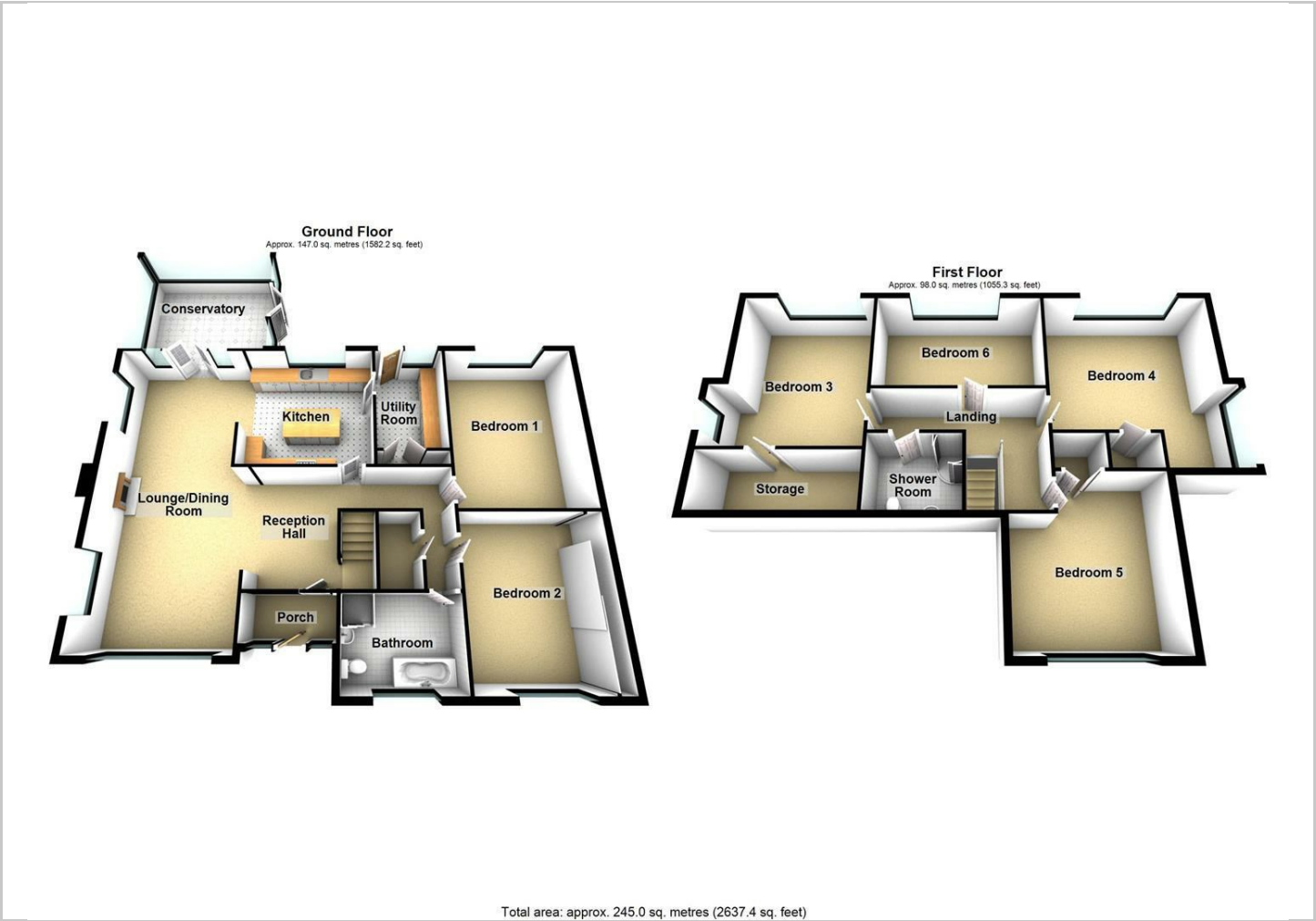
MISREPRESENTATION ACT 1967

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



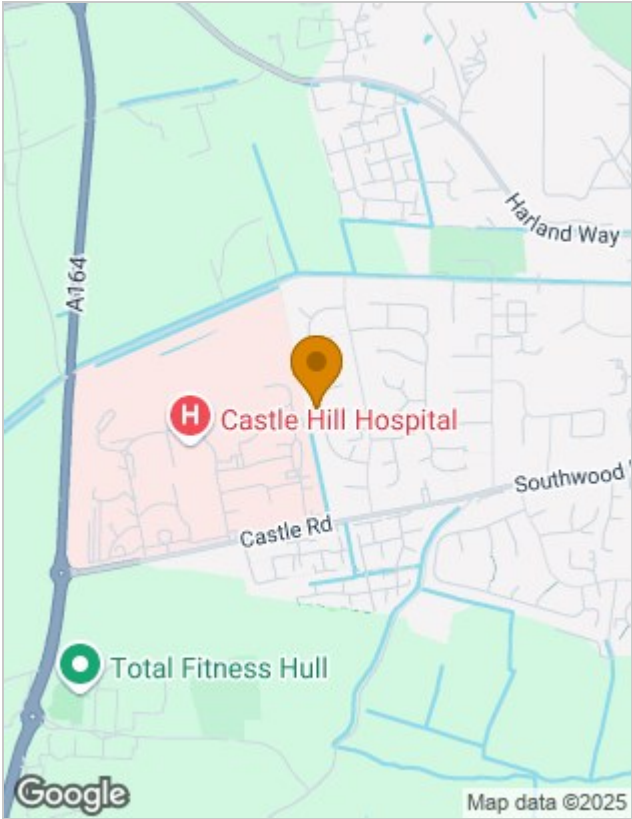
Viewing

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

