



Scaife Close, Cottingham, East Riding of Yorkshire  
Asking Price £350,000





---

## KEY FEATURES

- Fabulous Detached Home
- Four Double Bedrooms, Master with En Suite
- Contemporary Family Bathroom
- Comfortable Lounge
- Open Plan Family/ Dining Kitchen
- Beautifully Landscaped Rear Garden
- Utility/ Store, Garage & Driveway
- Council Tax Band E
- Tenure Freehold
- Total Room Area 113 Square Metres
- EPC rating B



## DESCRIPTION

The ILKLEY is an impressive FOUR BEDROOM DETACHED family HOME built by award winning builders Bellway Homes in 2016. This stunning property includes many upgrades and has the remaining NHBC warranty.

Immaculately presented throughout, the welcoming HALLWAY invites you in to view the tastefully presented accommodation to include: Ground floor W.C. and useful storage cupboard / utility with access to the integral garage. Door opens to the light and airy LOUNGE providing a comfortable room for the family to relax at the end of the day.

At the heart of this beautiful home is the fabulous OPEN PLAN DINING KITCHEN/ FAMILY ROOM with double doors opening out to the REAR GARDEN, creating a wonderful space for entertaining family and friends.

To the first floor is a MASTER BEDROOM with EN SUITE shower room. A contemporary FAMILY BATHROOM and a further THREE DOUBLE bedrooms.

Outside there is an alluring, landscaped GARDEN, adorned with beautiful mature trees and colourful plantings. Laid to lawn with decorative granite paving stones inviting you to explore this wonderful outdoor space. Paved patio areas provide space for seating, ideal for dining "al fresco", a lovely outdoor space for the family to enjoy!

There is DRIVEWAY providing AMPLE OFF ROAD PARKING for several cars and access to the GARAGE

Viewing Is Highly Recommended!

## Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.

## Directions

From the Lovelle Estate Agency, King Street, Cottingham head south and turn right onto Hallgate. At the roundabout, take the 1st exit onto Baynard Avenue/B1233. At the next roundabout, take the 2nd exit onto Southwood Road. At the roundabout, take the 2nd exit and stay on Southwood Road. Continue onto Castle Road. Turn left onto Wheatley Drive, turn right then take the next left onto Scaife Close, continue round to the right and number 36 can be identified by our for sale board.





## PARTICULARS OF SALE

### Entrance & Hallway

A welcoming hallway with feature staircase leading to the first floor and doors opening to the ground floor accommodation.

### Lounge

**4.42m x 2.99m**

A light and airy lounge providing a comfortable space for the family to relax at the end of the day. Double glazed window to front elevation and radiator.

### Open Plan Dining/ Family Room & Kitchen

**7.86m x 3.05m**

At the heart of the home is this fabulous open plan Dining / Family room and Kitchen with an impressive range of units to base and walls with Integrated dishwasher, built in double oven, with gas hob and stainless steel extractor hood above. Ample space for seating, table & chairs PATIO DOORS open out to the beautifully landscaped rear garden, creating a wonderful space for entertaining family and friends.

### Utility/ Storeroom

The utility room with sideboard, wall unit and electrical points with space for a tumble dryer.

### Ground Floor W.C.

**1.50m x 0.86m**

With wash basin and concealed cistern W.C.

### Bedroom One

**4.74m x 3.50m**

The sumptuous Master Bedroom accommodates a super king size bed. Space for wardrobes and a door into En Suite Shower Room.

### En Suite

**2.12m x 1.45m**

The En Suite has a large walk-in shower cubicle, vanity wash basin and concealed cistern W.C.

### Bedroom Two

**4.29m x 3.73m**

A double bedroom with double glazed window and radiator.

### Bedroom Three

**3.78m x 3.0m**

A further double bedroom with double glazed window and radiator.

### Bedroom Four

**3.10m x 2.55m**

A further double bedroom with double glazed window and radiator.



### Family Bathroom

**2.50m x 2.17m**

A contemporary family bathroom with tiling to walls and floor. Panelled bath with shower over, W.C. with concealed cistern and vanity wash basin.

### Outside

#### Garage & Driveway

A private driveway provides ample off road parking and access to the garage.

#### Gardens

Outside there is an alluring, landscaped garden, adorned with beautiful mature trees and colourful plantings. Laid to lawn with decorative granite paving stones inviting you to explore this wonderful outdoor space. Paved patio areas provide space for seating, ideal for dining "al fresco", a lovely outdoor space for the family to enjoy.

---

## TENURE

The tenure of this property is Freehold.

---

## LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

---

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

---

## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

---

## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

---

## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

---

## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area\*\*  
119.15 m<sup>2</sup>  
1282.52 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE360

MAP

